

MTC- 72769 TM

**M06-00525**

Klamath County, Oregon

01/10/2006 03:05:45 PM

Pages 10 Fee: \$66.00

**After Recording, Return To:**

JELD-WEN TIMBER HOLDINGS  
401 Harbor Isles Blvd  
Klamath Falls, Oregon 97601

**Until a change is requested  
all tax statements shall be sent  
to the following address:**

JELD-WEN TIMBER HOLDINGS  
401 Harbor Isles Blvd  
Klamath Falls, Oregon 97601

**Title/Escrow No. 72769**

**WARRANTY DEED**

INLAND FIBER GROUP, LLC, a Delaware limited liability company, which acquired title as U.S. TIMBERLANDS KLAMATH FALLS, L.L.C. ("Grantor"), conveys and warrants to JELD-WEN, INC., an Oregon corporation ("Grantee"), the real property described on Exhibit A attached hereto and incorporated herein by reference, located in the County of Klamath and State of Oregon.

The above-described property is free of encumbrances except as specifically set forth on Exhibit B attached hereto and incorporated herein by reference.

The true and actual consideration for this transfer is \$3,430,000.00.

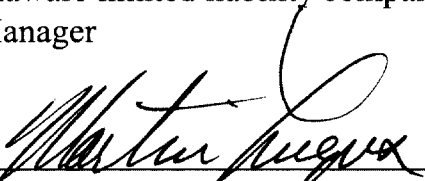
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

1000

Dated as of the 11th day of January, 2006.

INLAND FIBER GROUP, LLC,  
a Delaware limited liability company

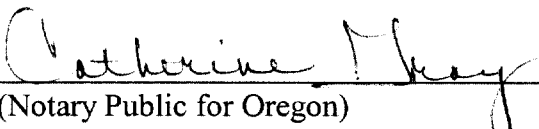
By TIMBER RESOURCE SERVICES, LLC,  
a Delaware limited liability company,  
its Manager

By   
Martin Lugus, Vice President,  
Timberland Operations

STATE OF OREGON           )  
  ) ss.  
COUNTY OF KLAMATH    )

This instrument was acknowledged before me on January 11, 2006 by MARTIN LUGUS, as Vice President, Timberland Operations, of TIMBER RESOURCE SERVICES, LLC, Manager of INLAND FIBER GROUP, LLC.



  
(Notary Public for Oregon)  
My commission expires: 5/6/2008

**EXHIBIT A**

**(Long Lake)**

**Legal Description of Property in Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

SECTION 25: THE WEST HALF OF THE SOUTHWEST QUARTER

SECTION 36: GOVERNMENT LOTS 1, 2, 3 AND 4; THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THE SOUTH HALF OF THE NORTHWEST QUARTER; THE SOUTHWEST QUARTER;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE HIGHWAY; AND

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN A TRACT OF LAND SITUATED IN SECTIONS 25 AND 36 OF TOWNSHIP 37 SOUTH AND SECTION 1 OF TOWNSHIP 38 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, AND IN SECTION 6, TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 00° 44' 32" EAST, ALONG THE SECTION LINE 118.05 FEET; THENCE SOUTH 49° 22' 41" EAST 361.49 FEET; THENCE SOUTH 47° 44' 12" EAST 975.72 FEET; THENCE SOUTH 48° 52' 17" EAST 494.19 FEET TO A POINT 50.00 FEET WEST OF THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 00° 37' 23" EAST PARALLEL TO SAID EAST LINE, 1321.50 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE SOUTH 01° 08' 39" WEST 409.18 FEET; THENCE SOUTH 03° 45' 51" EAST 467.9 FEET; THENCE SOUTH 05° 38' 45" EAST 437.66 FEET; THENCE SOUTH 18° 21' 38" EAST 291.62 FEET; THENCE SOUTH 30° 57' 13" EAST 2238.32 FEET; THENCE SOUTH 60° 32' 37" EAST 1918.82 FEET; THENCE SOUTH 08° 13' 26" EAST 398.57 FEET; THENCE SOUTH 17° 10' 32" EAST 2344.00 FEET; THENCE SOUTH 30° 55' 21" EAST 476.40 FEET; THENCE SOUTH 07° 14' 33" EAST 337.65 FEET; THENCE SOUTH 03° 10' 08" EAST 150.16 FEET; THENCE NORTH 74° 27' 41" EAST 433.52 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY #140 AT STATION 1617+26.64; THENCE NORTHERLY ALONG SAID RIGHT OF WAY 8500 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 25; THENCE NORTH 89° 38' 19" WEST 1350 FEET, MORE OR LESS, TO THE WEST SIXTEENTH CORNER COMMON TO SAID SECTIONS 25 AND 36; THENCE NORTH 00° 37' 23"

WEST 2621.14 FEET; THENCE NORTH 88° 33' 26" WEST 1406.56 FEET TO THE POINT OF BEGINNING.

**Legal Description of Property in Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

SECTION 1: ALL

EXCEPT A 2.02 ACRE STRIP FOR HIGHWAY IN GOVERNMENT LOT 1; AND

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN A TRACT OF LAND SITUATED IN SECTIONS 25 AND 36 OF TOWNSHIP 37 SOUTH AND SECTION 1 OF TOWNSHIP 38 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, AND IN SECTION 6, TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 00° 44' 32" EAST, ALONG THE SECTION LINE 118.05 FEET; THENCE SOUTH 49° 22' 41" EAST 361.49 FEET; THENCE SOUTH 47° 44' 12" EAST 975.72 FEET; THENCE SOUTH 48° 52' 17" EAST 494.19 FEET TO A POINT 50.00 FEET WEST OF THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 00° 37' 23" EAST PARALLEL TO SAID EAST LINE, 1321.50 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE SOUTH 01° 08' 39" WEST 409.18 FEET; THENCE SOUTH 03° 45' 51" EAST 467.9 FEET; THENCE SOUTH 05° 38' 45" EAST 437.66 FEET; THENCE SOUTH 18° 21' 38" EAST 291.62 FEET; THENCE SOUTH 30° 57' 13" EAST 2238.32 FEET; THENCE SOUTH 60° 32' 37" EAST 1918.82 FEET; THENCE SOUTH 08° 13' 26" EAST 398.57 FEET; THENCE SOUTH 17° 10' 32" EAST 2344.00 FEET; THENCE SOUTH 30° 55' 21" EAST 476.40 FEET; THENCE SOUTH 07° 14' 33" EAST 337.65 FEET; THENCE SOUTH 03° 10' 08" EAST 150.16 FEET; THENCE NORTH 74° 27' 41" EAST 433.52 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY #140 AT STATION 1617+26.64; THENCE NORTHERLY ALONG SAID RIGHT OF WAY 8500 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 25; THENCE NORTH 89° 38' 19" WEST 1350 FEET, MORE OR LESS, TO THE WEST SIXTEENTH CORNER COMMON TO SAID SECTIONS 25

AND 36; THENCE NORTH 00° 37' 23" WEST 2621.14 FEET;  
THENCE NORTH 88° 33' 26" WEST 1406.56 FEET TO THE  
POINT OF BEGINNING.

SECTION 12: ALL

SECTION 13: ALL

**Legal Description of Property in Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

SECTION 6: THAT PORTION OF GOVERNMENT LOT 2 LYING WEST OF  
THE EAST BANK OF THE CALEDONIA CANAL

EXCEPTING THEREFROM THE HIGHWAY; AND

ALSO EXCEPTING THEREFROM THAT PORTION LYING  
WITHIN A TRACT OF LAND SITUATED IN SECTIONS 25 AND  
36 OF TOWNSHIP 37 SOUTH AND SECTION 1 OF  
TOWNSHIP 38 SOUTH, RANGE 7 EAST OF THE WILLAMETTE  
MERIDIAN, AND IN SECTION 6, TOWNSHIP 38 SOUTH,  
RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID  
SECTION 25; THENCE SOUTH 00° 44' 32" EAST, ALONG THE  
SECTION LINE 118.05 FEET; THENCE SOUTH 49° 22' 41" EAST  
361.49 FEET; THENCE SOUTH 47° 44' 12" EAST 975.72 FEET;  
THENCE SOUTH 48° 52' 17" EAST 494.19 FEET TO A POINT  
50.00 FEET WEST OF THE EAST LINE OF THE WEST HALF OF  
THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE  
SOUTH 00° 37' 23" EAST PARALLEL TO SAID EAST LINE,  
1321.50 FEET TO THE SOUTH LINE OF SAID SECTION 25;  
THENCE SOUTH 01° 08' 39" WEST 409.18 FEET; THENCE  
SOUTH 03° 45' 51" EAST 467.9 FEET; THENCE SOUTH  
05° 38' 45" EAST 437.66 FEET; THENCE SOUTH 18° 21' 38"  
EAST 291.62 FEET; THENCE SOUTH 30° 57' 13" EAST 2238.32  
FEET; THENCE SOUTH 60° 32' 37" EAST 1918.82 FEET;  
THENCE SOUTH 08° 13' 26" EAST 398.57 FEET; THENCE  
SOUTH 17° 10' 32" EAST 2344.00 FEET; THENCE SOUTH  
30° 55' 21" EAST 476.40 FEET; THENCE SOUTH 07° 14' 33"  
EAST 337.65 FEET; THENCE SOUTH 03° 10' 08" EAST 150.16  
FEET; THENCE NORTH 74° 27' 41" EAST 433.52 FEET TO A  
POINT ON THE WESTERLY RIGHT OF WAY OF STATE

HIGHWAY #140 AT STATION 1617+26.64; THENCE  
NORTHERLY ALONG SAID RIGHT OF WAY 8500 FEET, MORE  
OR LESS, TO THE SOUTH LINE OF SAID SECTION 25; THENCE  
NORTH 89° 38' 19" WEST 1350 FEET, MORE OR LESS, TO THE  
WEST SIXTEENTH CORNER COMMON TO SAID SECTIONS 25  
AND 36; THENCE NORTH 00° 37' 23" WEST 2621.14 FEET;  
THENCE NORTH 88° 33' 26" WEST 1406.56 FEET TO THE  
POINT OF BEGINNING .

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER  
WEST OF EAST BANK OF CANAL

EXCEPT HIGHWAY

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER

SECTION 7:

THE NORTHWEST QUARTER OF THE NORTHWEST  
QUARTER; THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER; GOVERNMENT LOTS 6 AND 7

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED  
TRACTS OF LAND:

A PART OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID  
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER  
AND WHICH IS SOUTH 89° 10' EAST 1356.3 FEET FROM THE  
WEST QUARTER CORNER OF SAID SECTION 7; THENCE  
ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF  
THE NORTHWEST QUARTER NORTH 0° 56' EAST 668.0 FEET,  
MORE OR LESS, TO THE EASTERLY BOUNDARY LINE OF  
THE ROCK CREEK HIGHWAY, AS LOCATED ON APRIL 27,  
1942; THENCE SOUTHWESTERLY ALONG SAID BOUNDARY  
LINE TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER  
OF THE NORTHWEST QUARTER TO A POINT WHICH IS  
SOUTH 89° 10' EAST 952.0 FEET FROM THE WEST QUARTER  
CORNER OF SAID SECTION; THENCE ALONG SAID SOUTH  
LINE SOUTH 89° 10' EAST 404.30 FEET, MORE OR LESS, TO  
THE POINT OF BEGINNING;

A PART OF LOT 6 MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF THE ROCK CREEK HIGHWAY, AS LOCATED ON APRIL 27, 1942, WITH THE NORTH BOUNDARY LINE OF SAID LOT 6, WHICH POINT IS SOUTH 89° 10' EAST 952.0 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 7; THENCE ALONG SAID NORTH BOUNDARY LINE SOUTH 89° 10' EAST 1022.85 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 6; THENCE SOUTHWESTERLY ALONG THE EAST BOUNDARY LINE OF SAID LOT SOUTH 22° 42' WEST 663.82 FEET; THENCE SOUTH 31° 15' WEST 598.25 FEET; THENCE SOUTH 46° 18' WEST 371.4 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID LOT; THENCE ALONG SAID SOUTH BOUNDARY LINE NORTH 89° 10' WEST 510.4 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 89° 10' EAST 660.0 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 0° 16' EAST 973.0 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY LINE OF SAID ROCK CREEK HIGHWAY; THENCE NORTHEASTERLY ALONG SAID EASTERLY BOUNDARY LINE TO ITS INTERSECTION WITH THE NORTH BOUNDARY LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; AND

A PART OF LOT 7 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 7, WHICH IS SOUTH 89° 10' EAST 660.0 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE ALONG SAID NORTH BOUNDARY LINE SOUTH 89° 10' EAST 510.4 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT 7; THENCE ALONG THE EAST LINE OF SAID LOT SOUTH 46° 18' WEST 561.67 FEET; THENCE NORTH 14° 58' WEST 403.90 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

- SECTION 18: GOVERNMENT LOTS 1, 2 AND 3; THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THE EAST HALF OF THE SOUTHWEST QUARTER; THE WEST HALF OF THE WEST HALF
- SECTION 19: GOVERNMENT LOTS 1, 2, 3, 4 AND 5; THE NORTHEAST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
- SECTION 20: GOVERNMENT LOTS 1, 2, 3, 4 AND 5; THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER

- SECTION 28: GOVERNMENT LOT 1; THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THE SOUTHWEST QUARTER
- SECTION 29: GOVERNMENT LOTS 1, 2, 3 AND 4; THE SOUTH HALF OF THE NORTHEAST QUARTER; THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THE EAST HALF OF THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THE NORTH HALF OF THE SOUTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
- SECTION 32: GOVERNMENT LOT 1
- SECTION 33: THE EAST HALF; THE EAST HALF OF THE NORTHWEST QUARTER; THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
- SECTION 34: THE WEST HALF OF THE SOUTHWEST QUARTER

**Legal Description of Property in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

- SECTION 3: THE WEST HALF OF THE NORTHWEST QUARTER
- SECTION 4: THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER



**EXHIBIT B**  
**Permitted Encumbrances**

1. Real property taxes or assessments not delinquent.
2. Assessments and easements, if any, of Klamath Lake Grazing Fire Patrol and Klamath Lake Timber Fire Patrol.
3. Additional tax if the property described herein is disqualified for special assessment as Forest Use Land, together with any penalty if notice of disqualification is not timely given.
4. Rights of the public in and to any portions of the herein described parcels lying within the limits of streets, roads and highways.
5. Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Caledonia Canal River, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof.
6. Reservations and Restrictions as contained in Deed, subject to the terms and provisions thereof, recorded April 29, 1907 in Book 22, page 401, Deed Records of Klamath County, Oregon.
7. Reservations of Mineral Rights, as set forth in deed, subject to the terms and provisions thereof, recorded December 30, 1927 in Book 79, page 282, Deed Records of Klamath County, Oregon.
8. Right, privilege and easement of regulating and controlling the waters, shores and beds of Upper Klamath Lake and the streams flowing into and out of said lake, granted to The California Oregon Power Company by Indenture, including the terms and provisions thereof, dated July 1, 1941 and recorded October 16, 1941 in Volume 141, Page 619, Deed Records of Klamath County, Oregon.
9. Easement Exchange, including the terms and provisions thereof, recorded June 30, 1972 in Volume M72, page 7148, Microfilm Records of Klamath County, Oregon.
10. Easement Exchange, including the terms and provisions thereof, recorded June 30, 1972 in Volume M72, page 7156, Microfilm Records of Klamath County, Oregon.
11. Reservations as contained in Deed, subject to the terms and provisions thereof, recorded August 30, 1996 in Volume M96, page 26858, Microfilm Records of Klamath County, Oregon.

12. Terms and provisions of Lump Sum Timber Sale Agreement as disclosed in Timber Deed recorded July 16, 2002 in Volume M02, Page 40190, Microfilm Records of Klamath County, Oregon, from U.S. Timberlands Klamath Falls, L.L.C. (now known as Inland Fiber Group, LLC) to Boise Cascade Corporation (Aspen South 3<sup>rd</sup> Quarter 2002).