



09/22/2006 02:10:39 PM

Fee: \$46.00

Statutory Warranty Deed

After recording return to:

Foster Pepper PLLC  
1111 Third Avenue, Suite 3400  
Seattle, WA 98101  
Attn: Christopher S. Napier

This space reserved for recorder's use.

**GRANTOR:**  
BC Timber Properties, Inc.  
c/o Timber Resource Services, LLC  
660 Madison Ave., Suite 1400  
New York, New York 10021  
Attn: Thomas C. Ludlow

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

**GRANTEE:**  
JWTR, LLC  
c/o JELD-WEN, inc.  
Attn: Sam Porter  
3250 Lakeport Blvd.  
Klamath Falls, OR 97601

JWTR, LLC  
c/o JELD-WEN, inc.  
Attn: Sam Porter  
3250 Lakeport Blvd.  
Klamath Falls, OR 97601

MHCT5730KR  
**STATUTORY WARRANTY DEED**

BC TIMBER PROPERTIES, INC., a Delaware corporation ("Grantor"), conveys and warrants to JWTR, LLC, an Oregon limited liability company ("Grantee"), the real property in Klamath County, Oregon, more particularly described on Exhibit A attached hereto and by this reference incorporated herein, free of encumbrances except as specifically set forth on Exhibit B attached hereto.

The true and actual consideration for this transfer in terms of dollars is \$1,337,000.


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

440

DATED: September 21, 2006

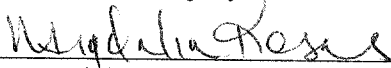
**GRANTOR**

BC TIMBER PROPERTIES, INC.,  
a Delaware corporation

By:   
Name: Richard E. Friedman  
Its: President

STATE OF NEW YORK )  
 ) ss.  
COUNTY OF NEW YORK )

The foregoing instrument was acknowledged before me this 21st day of September, 2006, by Richard E. Friedman as President of BC TIMBER PROPERTIES, INC., a Delaware corporation, on behalf of said company.)

  
Notary Public for \_\_\_\_\_  
My commission expires: \_\_\_\_\_

MIGDALIA ROSAS  
Commissioner of Deeds  
City of New York - No. 3-7159  
Certificate Filed in New York County  
Commission Expires May 1, 2007

EXHIBIT A

Legal Description

Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Section 31: Government Lots 1, 2 and 3; NW1/4 NW1/4; S1/2 NE1/4; NW1/4 SE1/4; E1/2 SE1/4

EXCEPT that portion conveyed to the State of Oregon by and through its State Highway Commission, recorded July 11, 1952 in Book 255, page 565, Deed Records of Klamath County, Oregon

Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Section 5: All

Section 6: All

Section 7: Government Lots 1 through 16, inclusive

Section 8: N1/2

Section 18: Government Lots 2, 3 and 4; Government Lot 1, LESS the South 570 feet of the East 497 feet thereof

EXCEPT that portion conveyed to the State of Oregon by and through its State Highway Commission, recorded October 3, 1951 in Book 250, page 175, Deed Records of Klamath County, Oregon

## EXHIBIT B

### Permitted Exceptions

1. Taxes for the fiscal year 2006 – 2007, a lien not yet due and payable.
2. Additional taxes or assessments for disqualification of the property for special assessment as Forest Use Land.
3. The property is within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
4. The property is within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol.
5. Rights of the public in and to any portion of said property lying within the limits of public roads, all railroad rights, all unrecorded rights of way and easements, and any discrepancies or conflicts in boundary lines or shortages in area or encroachments, which a correct survey or an inspection of the property would disclose.
6. Reservations and restrictions as contained in Quitclaim Deed, subject to the terms and provisions thereof, recorded May 9, 1907 in Book 22, page 430, Deed Records of Klamath County, Oregon. (Affects Government Lot 6, Section 36, Township 36, Range 7)
7. An easement created by instrument, subject to the terms and provisions thereof, dated September 15, 1937, recorded October 1, 1937, Volume 112, page 233, Deed Records of Klamath County, Oregon, in favor of the California Oregon Power Company for a perpetual right, privilege and easement of regulating and controlling the waters, shores and beds of Upper Klamath Lake and of the streams flowing into and out of said lake. (Affects Townships 36 and 37, Range 7)
8. An easement created by instrument, subject to the terms and provisions thereof, dated July 1, 1941, recorded October 16, 1941, Volume 141, page 619, Deed Records of Klamath County, Oregon, in favor of the California Oregon Power Company, for regulating and controlling the waters, shores and beds of Upper Klamath Lake and of the streams flowing into and out of said lake. (Affects a portion of Townships 36, 37 and 38, Range 7; Townships 37 and 38, Range 8)
9. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property, recorded October 3, 1951, Volume 250, page 175, Deed Records of Klamath County, Oregon.

10. An easement created by instrument, subject to the terms and provisions thereof, dated October 15, 1941, recorded August 24, 1956, Volume 286, page 190, Deed Records of Klamath County, Oregon, in favor of the California Oregon Power Company, for electrical right of way (Affects a portion of Township 36, Range 7 and Township 37, Range 7)

11. Road Use Easement created by instrument, subject to the terms and provisions thereof, dated May 11, 1965, recorded May 7, 1965, Volume 361, page 284, Deed Records of Klamath County, Oregon, in favor of Charles A. Curtiss and Doris Quist Curtiss and Marjorie N. Lamoreaux, for road purposes and installation of utilities. (Affects a portion of Townships 36 and 37, Range 7)

12. Easement Agreement, subject to the terms and provisions thereof, dated May 7, 1965, recorded May 11, 1965, Volume 361, page 337, Deed Records of Klamath County, Oregon by and between Charles A. Curtiss, Doris Quist Curtiss, Marjorie N. Lamoreaux and Weyerhaeuser Company. (Affects Township 37, Range 7)

13. Road Use Easement, created by instrument, subject to the terms and provisions thereof, dated May 17, 1966, recorded June 13, 1966, Volume M66, page 6097, Microfilm Records of Klamath County, Oregon, in favor of Charles A. Curtiss and Doris Quist Curtiss, for roadway.

14. Easement exchange, subject to terms and provisions thereof, dated September 24, 1979, recorded November 29, 1979, Volume M79, page 27697, Microfilm Records of Klamath County, Oregon, by and between Weyerhaeuser Company and Gienger Enterprises Inc. (Affects a portion of Townships 36 and 37)

15. An easement created by instrument, subject to the terms and provisions thereof, dated December 18, 1985, recorded January 10, 1986, Volume M86, page 560, Microfilm Records of Klamath County, Oregon, in favor of Jeld-Wen, inc., for 30-foot roadway. (Affects a portion of Township 38, Range 6 and Township 37, Range 7 and other property)

Easement Supplement, subject to the terms and provisions thereof; dated January 23, 1996, recorded March 1, 1996, Volume M96, page 5753, Microfilm Records of Klamath County, Oregon

Easement Supplement, subject to the terms and provisions thereof; dated January 23, 1996, recorded May 16, 1996, Volume M96, page 14259, Microfilm Records of Klamath County, Oregon

16. An easement created by instrument, subject to the terms and provisions thereof, dated February 22, 1994, recorded January 31, 1995, Volume M95, page 2203, Microfilm Records of Klamath County, Oregon, in favor of Cameron A. Curtiss dba Rock Creek Ranch, for roadway. (Affects a portion of Section 32, Township 36, Range 7, and Sections 5 and 8, Township 37, Range 7)

17. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property. Recorded September 22, 2003, Volume M03, page 70477, Microfilm Records of Klamath County, Oregon.