



00008403200600224910060069

After recording return to:  
JELD-WEN, inc., an Oregon Corporation  
3250 Lakeport Blvd.  
Klamath Falls, OR 97601

11/09/2006 03:30:54 PM

Fee: \$46.00

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

JELD-WEN, inc., an Oregon Corporation  
3250 Lakeport Blvd.  
Klamath Falls, OR 97601

Escrow No. MT76381-KR  
Title No. 0076381

SWD

*MT76381 KR*

STATUTORY WARRANTY DEED

Ellingson Land Co., also known as Ellingson Land Company, an Oregon Partnership, Grantor(s) hereby convey and warrant to JELD-WEN, inc., an Oregon Corporation, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is 1.00 and other valuable consideration.

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 AND 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.

Dated this 3<sup>rd</sup> day of NOVEMBER, 2006

Ellingson Land Co.  
BY: *[Signature]*  
Robert P. Ellingson, III, Managing Partner

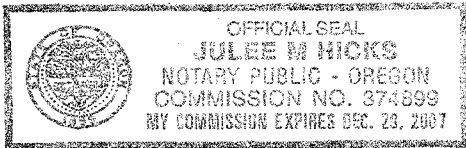
BY: *[Signature]*  
G. Peter Ellingson, Managing Partner

BY: \_\_\_\_\_  
Andrea Lee Ellingson, Managing Partner

Signed in counterpart

State of Oregon  
County of Baker

This instrument was acknowledged before me on 11/03/ 2006 by Robert P. Ellingson III, G. Peter Ellingson and ~~Andrea Lee Ellingson~~ as Managing Partners for Ellingson Land Co., also known as Ellingson Land Company, an Oregon Partnership.



*[Signature]*  
(Notary Public for Oregon)

My commission expires 12/29/07

*440*



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Dated this 3 day of Nov. 2006

Ellingson Land Co.  
BY: [Signature] Robert P. Ellingson, III, Managing Partner  
BY: [Signature] G. Peter Ellingson, Managing Partner  
BY: [Signature] Andrea Lee Ellingson, Managing Partner

State of Oregon Wasco  
County of

This instrument was acknowledged before me on Nov. 3, 2006 by Robert P. Ellingson III, G. Peter Ellingson and Andrea Lee Ellingson as Managing Partners for Ellingson Land Co., also known as Ellingson Land Company, an Oregon Partnership.

Notary for  
Andrea Lee Ellingson

[Signature] Wendy Carter  
(Notary Public for Oregon)  
My commission expires 7-26-2010

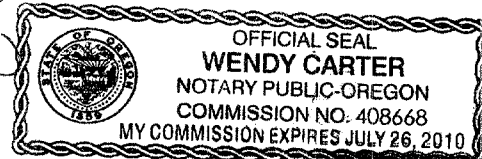


EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1

Land in the County of Klamath, State of Oregon, described as follows:

Beginning North 89° 54' West 1995.5 feet and South 79° 40' West 1139.7 feet and North 10° 20' West 545.3 feet from the section corner common to Section 17, 18, 19 and 20 in Township 38 South of Range 9 East of the Willamette Meridian; thence South 79 ° 40' West 1770 feet, more or less, to the Westerly line of Lot 5 of Section 18; thence Northwesterly along the Westerly line of said Lot 5 of Section 18 and said Lot 3 of Section 13 in Township 38 South of Range 8 East of the Willamette Meridian, to the line (extended) between Lots 4 and 5 of Section 18 in Township 38 South of Range 9 East of the Willamette Meridian; thence East along said lot line 2220 feet, more or less, to the Westerly boundary of the right of way of the Hanks Spur, and West 746.9 feet from the Southeast corner of Lot 2; thence Southeasterly along the said Westerly line of the right of way of the Hanks Spur, 1365 feet, more or less, to the Boundary of the Pelican Bay Lumber Company tract; thence along said boundary South 79° 40' West 903.7 feet to the point of beginning, being a part of Lots 1, 5 and 6 of Section 18, in Township 38 South of Range 9 East of the Willamette Meridian, and Lot 3 of Section 13, in Township 38 South of Range 8 East of Willamette Meridian.

PARCEL 1-A

Land in the County of Klamath, State of Oregon described as follows:

Beginning at a point on the South line of the N1/2 of S1/2 of Section 18, Township 38 South of Range 9 East of Willamette Meridian, 100 feet distant in an Easterly direction at right angles from the center line of the Central Pacific Railway, formerly the California Northeastern Railway, known as the "H" line; thence following a line parallel to and distant at right angles from said center line 100 feet to a point in the West line of said N1/2 of said S1/2 of said Section 18; said point being distant 173.62 feet from the quarter corner common to Section 13, Township 38 South of Range 8 East of Willamette Meridian, and the aforementioned Section 18, Township 38 South of Range 9 East of Willamette Meridian , said distance measured from the said quarter corner South along the Section line; thence South along said Section line between Section 13, Township 38 South of Range 8 East of Willamette Meridian, and Section 18, Township 38 South of Range 9, East of Willamette Meridian, to the Southwest corner of said N1/2 of said S1/2 of said Section 18; thence East along said South line of said N1/2 of said S1/2 of said Section 18, to the point of beginning, save and except the following described parcel of land, to wit:

Beginning at a point on the West line of Section 18, Township 38 South of Range 9 East of Willamette Meridian said point being South 173.62 feet from the quarter section corner common to Section 18, Township 38 South of Range 9 East of Willamette Meridian and Section 13, Township 38 South of Range 8 East of Willamette Meridian, said point being 100 feet distant in a Northerly direction at right angles from the center line of the Central Pacific Railway, formerly the California Northeastern Railway, known as the "H" line, thence following a line parallel to and distant 100 feet at right angles Northerly from said center line to a point on the South line of the N1/2 of S1/2 of Section 18, Township 38 South of Range 9 East of Willamette Meridian; thence West 316.62 feet along said line to a point 100 feet Southerly at right angles from said center line at Engineer's station "H" 3566+17.2; thence North 50° 49' West 181.5 feet to a point 100 feet Southerly at right angles from said center line of beginning of curve on said "H" line; thence along a series of curves concave to the left having varying radii and concentric with said center line (the ° of curvature of said center line changing 0° 15" every 30 feet), a distance of 206.34 feet to a point; thence along a curve concave to the left having a radius of 2764.82 feet, a distance of 430.41 feet to a point 100 feet radially opposite from said center line at engineer station "H" 3574+54.6 (the tangent to curve at last mentioned point bearing North 61° 50' 20" West); thence West 496.9 feet to a point 300.00 feet at right angles Southerly from said center line at Engineer Station "H" 3579+33.7; thence North 69° 19' West along a line parallel to and distant 300 feet at right angles Southerly from the center line of aforementioned "H" line a distance of 691.3 feet to a point on the West line of said Section 18; thence North 427.55 feet along said range line to the point of beginning; said exception situate in the N1/2 of SW1/4 of Section 18, Township 38 South of Range 9 East of Willamette Meridian, County of Klamath, State of Oregon.

#### PARCEL 2

Beginning at the Southeast corner of the NE1/4 of SE1/4 of Section 13, Township 38 South of Range 8 East of Willamette Meridian; thence North along the East line of said NE1/4 of SE1/4 of said Section 13, to a point on said East line, said point being 50 feet distant at right angles from the center line of said Central Pacific Railway, formerly the California Northeastern Railway, known as the "H" line; on the Northerly side, said point also being 227.1 feet South from the quarter corner between Section 13, Township 38 South of Range 8 East of Willamette Meridian and Section 18, Township 38 South of Range 9 East of Willamette Meridian; thence with an angle of 69° 19' to the left 643.0 feet to a point on the North line of said NE1/4 of SE1/4 of Section 13; thence West along said North line of said SE1/4 of said Section 13, to a point on the meander line of Upper Klamath Lake in said Section 13; thence Southeasterly along said meander line to the South line of the said NE1/4 of said SE1/4 of said Section 13; thence East along said South line to the point of beginning, save and except the following described parcel of land, to wit:

Commencing at a point on the range line between Section 18, Township 38 South of Range 9 East of Willamette Meridian, and Section 13, Township 38 South of Range 8 East of Willamette Meridian, said point being South 227.1 feet from the quarter section corner common to the aforesaid Sections 18 and 13; thence continuing South along the range line 374.07 feet to a point; said point being 300 feet Southerly and at right angles from the center line of track at engineer station "H" 3586+25.0 of the Central Pacific Railway formerly the California Northeastern Railway; thence North 69° 19' West to a point which is 300 feet opposite and at right angles Southerly from the quarter section line, Section 13, Township 38 South of Range 8 East of Willamette Meridian; thence West along a line parallel to and distant 300 feet Southerly from the above mentioned quarter section line to a point intersecting a meander line as described in deed from Abner Wood and wife, to Southern Pacific Company, dated March 13, 1909, recorded April 6, 1909; thence Northwesterly along said meander line to the intersection with the aforementioned quarter section line of Section 13; thence East along said quarter section line to a point which is North 69° 19' West a distance of 643.0 feet from the point of beginning; thence South 69° 19' East a distance of 643.0 feet to the point of beginning, situate in the N1/2 of SE1/4 of Section 13, Township 38 South of Range 8 East of Willamette Meridian, in the County of Klamath, State of Oregon.

The above described parcels of land being portions of the parcels of land as conveyed by Abner Wood and wife to the Southern Pacific Company (predecessor in interest of Central Pacific Railway Company) by deed dated March 13, 1909, and recorded upon the records of Klamath County, on April 6, 1909, in Volume 26 of Deeds, page 92, Deed Records of Klamath County, Oregon.

All those certain pieces or parcels of land situate, lying and being in Section 18, Township 38 South of Range 9 East of Willamette Meridian, and Section 13, Township 38 South of Range 8 East of Willamette Meridian, County of Klamath, State of Oregon, more particularly described as follows:

#### PARCEL 3

Beginning at a point on the range line between Section 18, Township 38 South of Range 9 East of Willamette Meridian, and Section 13, Township 38 South of Range 8 East of Willamette Meridian, said point being South 601.17 feet from the quarter section corner common to the aforesaid Section 18 and 13, and 300.00 feet Southerly and at right angles from the center line of track at Engineer Station "H" 3586+25.0 of the Central Pacific Railway Company, formerly the California Northeastern Railway; thence North 69° 19' West to a point which is 300.00 feet opposite and at right angles Southerly from the quarter section line, Section 13, Township 38 South of Range 8 East of Willamette Meridian; thence East along a line parallel to and distant 300.00 feet Southerly from the above mentioned quarter section line a distance of 283.1 feet to a point; thence South 69° 19' East a distance of 550.2 feet to a point in the said range line between Sections 13 and 18, said point being 200.00 feet Southerly at right angles from the said center line of the track of the Central Pacific Railway Company; thence South along said range line between Sections 13 and 18 a distance of 106.9 feet to the point of beginning.

PARCEL 4

Beginning at a point on the Westerly line of Section 18, Township 38 South of Range 9 East of Willamette Meridian, said point being South 601.17 feet from the quarter section corner common to Section 18, Township 38 South of Range 9 East of Willamette Meridian, and Section 13, Township 38 South of Range 8 East of Willamette Meridian, and 300.00 feet Southerly at right angles from the center line of track at engineer station "H" 3586+25.0 of the Central Pacific Railway Company formerly the California Northeastern Railway known as the "H" line; thence South 69° 19' East along a line parallel to and distant 300 feet at right angles Southerly from the center line of the aforesaid "H" line a distance of 691.3 feet to a point; thence East a distance of 283.1 feet to a point; thence North 69° 19' West a distance of 993.9 feet to a point on the said West line of Section 18, said point being 200.00 feet Southerly at right angles from the said center line of the track of the Central Pacific Railway Company; thence South along said West line of Section 18 a distance of 106.9 feet, to the point of beginning.

Tax Account No: 3809-01800-01300-000    Key No: 430992  
Tax Account No: 3808-01300-00900-000    Key No: 421715