

MTCT5785 KR

After recording return to:

Foster Pepper PLLC  
1111 Third Avenue, Suite 3400  
Seattle, WA 98101  
Attn: Robert Kunold, Jr.

2006-023865

Klamath County, Oregon



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11/30/2006 01:01:04 PM

Fee: \$56.00

**GRANTOR:**

Inland Fiber Group, LLC  
c/o Timber Resource Services, LLC  
660 Madison Ave., Suite 1400  
New York, New York 10021  
Attn: Thomas C. Ludlow

**GRANTEE:**

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

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

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

**STATUTORY WARRANTY DEED**

INLAND FIBER GROUP, LLC, a Delaware limited liability company ("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 attached Exhibit B, together with all of Grantor's right, title and interest, if any, in and to all singular rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any matter appertaining thereto, including any and all mineral rights, development rights, water rights and the like.

The true and actual consideration for this transfer in terms of dollars is \$927 710.<sup>00</sup>

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.

DATED: November 30, 2006

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GRANTOR

INLAND FIBER GROUP, LLC, a Delaware  
limited liability company

By: [Signature]  
Name: Thomas C. Ludlow  
Its: V.P. & Treasurer

STATE OF New York )  
COUNTY OF New York ) ss.

The foregoing instrument was acknowledged before me this 22 day of  
November 2006 by Thomas C. Ludlow, as V.P. & Treasurer of INLAND FIBER GROUP, LLC, a  
Delaware limited liability company, on behalf of said company.

[Signature]  
Notary Public for \_\_\_\_\_  
My commission expires: \_\_\_\_\_

<b>ELISE KIM</b> Notary Public - State of New York No. 02K16140258 Qualified in New York County My Comm. Expires Jan. 23, 2010
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1 (Sort Yard)

Parcel 2 of Land Partition 31-97 situated in a portion of Sections 13, 14, 22, 23, 24, 25 and 27, , Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and a portion of Sections 18 and 19, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2 (Seed Orchard)

Section 28 - SW1/4 NW1/4, N1/2 SW1/4, SW1/4 SW1/4

Section 33 - The W1/2 NW1/4 EXCEPTING THEREFROM the following: Beginning at the Southeast corner of the W1/2 NW1/4; thence North 215 feet; thence West 200 feet; thence South 215 feet to the South line of said property; thence East 200 feet to the point of beginning.

All being in Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3 (Nursery)

Section 7 - West 60 feet of NE1/4 NE1/4 lying South of State Highway 140, SE1/4 NE1/4, E1/2 SE1/4

Section 8 - NW1/4 of the NW1/4 of the SW1/4, the NW1/4 of the SW1/4 of the SW1/4 and that portion of the SW1/4 of the NW1/4 of the SW1/4 lying West of a line; Beginning at the Northeast corner of said subdivision; thence South 24° 30' West, 160.48 feet; thence South 05° 19' West, 216.42 feet; thence South 17° 19' East, 237.16 feet; thence South 16° 10' East, 75.16 feet, more or less to the Southeast corner of said subdivision.

Section 18 - NE1/4 NE1/4

All being in Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

## EXHIBIT B

8. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
9. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol.
10. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads or highways.
11. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: April 2, 1926  
Recorded: April 26, 1926  
Volume: 69, page 493, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company  
For: Transmission and distribution of electricity and for purposes connected therewith  
(Affects the S1/2 SE1/4 of Section 22, Township 39 Range 8)
12. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: May 31, 1928  
Recorded: June 13, 1928  
Volume: 80, page 478, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company  
For: Transmission and distribution of electricity and for all purposes connected therewith  
(Affects S1/2 SE1/4 Section 22 and the NE1/4 NE1/4 Section 27, Township 39 Range 8)

13. Agreement, subject to the terms and provisions thereof;  
Dated: July 29, 1935  
Recorded: August 21 1935  
Volume: 105, page 135, Deed Records of Klamath County, Oregon  
By and Between: United States of America and H.H. VanValkenburg and Emma VanValkenburg  
For: Pumping water from Klamath River  
(Affects 20.0 acres in SW1/4 SE1/4, Section 22, 30.0 acres in SE1/4 SE1/4, Section 22, 30.0 acres in W1/2 NE1/4 NE1/4 and W1/2 E1/2 NE1/4 NE1/4, Section 27, 30.0 acres in W1/2 SE1/4 NE1/4 and W1/2 E1/2 SE1/4 NE1/4, Section 27, and 40.0 acres in NW1/4 NW1/4, Section 26, all in Township 39 Range 8)
14. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: February 20, 1948  
Recorded: February 25, 1948  
Volume: 217, page 253, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company  
For: Transmission and distribution of electricity  
(Affects the W1/2 NW1/4 Section 33, Township 40, Range 12)
15. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: June 12, 1956  
Recorded: June 14, 1956  
Volume: 284, page 142, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company  
For: A 10 foot right of way for the transmission and distribution of electricity  
(Affects the W1/2 NW1/4 Section 33, Township 40, Range 12)
16. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: April 14, 1964  
Recorded: October 12, 1965  
Volume: M65, page 2570, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power & Light Company  
For: Electric transmission and distribution lines 125 feet in width  
(Affects NW1/4 NW1/4 Section 33, Township 40, Range 12)
17. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: October 24, 1971  
Recorded: November 8, 1971  
Volume: M71, page 11639, Microfilm Records of Klamath County, Oregon  
In favor of: Benjamin D. Morrison and Martha D. Morrison  
For: Roadway  
(Affects a portion Township 38, Range 11)

18. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: October 22, 1971  
Recorded: November 8, 1971  
Volume: M71, page 11691, Microfilm Records of Klamath County, Oregon  
In favor of: Benjamin D. Morrison and Martha D. Morrison  
For: 30 foot roadway  
(Affects a portion of Section 8, Township 38, Range 11)
19. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: September 12, 1989  
Recorded: November 14, 1989  
Volume: M89, page 21942, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Northwest Bell Telephone Company  
For: An easement 10 feet in width for an underground communication line right of way  
(Affects S1/2 SE1/4, Section 14, E1/2 SE1/4, Section 22; NW1/4 NE1/4, NE1/4 NW1/4, S1/2 NW1/4, NW1/4 SW1/4, Section 23 all in Township 39 Range 8)
20. 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: December 13, 1989  
Volume: M89, page 24105, Microfilm Records of Klamath County, Oregon
21. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: October 5, 1989  
Recorded: December 13, 1989  
Volume: M89, page 24105, Microfilm Records of Klamath County, Oregon  
In favor of: State of Oregon, by and through its Department of Transportation  
(Affects a portion of Sections 14, 22 and 23, Township 39 Range 8)
22. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: December 21, 1994  
Recorded: January 3, 1995  
Volume: M95, page 16, Microfilm Records of Klamath County, Oregon  
In favor of: Ritter Ranch, a partnership and Bruce Ritter and Diane Louise Ritter  
For: Roadway  
(Affects a portion of Section 7, Township 38, Range 11)

23. An easement created by instrument, subject to the terms and provisions thereof, Dated: May 16, 1995  
Recorded: August 17, 1995  
Volume: M95, page 21892, Microfilm Records of Klamath County, Oregon  
In favor of: Pacificorp, an Oregon corporation dba Pacific Power & Light Company  
For: Overhead distribution line  
(Affects a portion of Section 7, Township 38, Range 11)
24. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: May 16, 1995  
Recorded: August 17, 1995  
Volume: M95, page 21915, Microfilm Records of Klamath County, Oregon  
In favor of: Pacificorp, an Oregon corporation dba Pacific Power & Light Company  
For: Overhead distribution line  
(Affects a portion of Section 7, Township 38, Range 11)
25. Road Use Permit, subject to the terms and provisions thereof;  
Dated: December 18, 1995  
Recorded: March 26, 1996  
Volume: M96, page 8279, Microfilm Records of Klamath County, Oregon  
By and Between: Weyerhaeuser Company and US West Communications
26. Reservations as contained in Deed, subject to the terms and provisions thereof;  
Dated: August 27, 1996  
Recorded: August 30, 1996  
Volume: M96, page 26895, Microfilm Records of Klamath County, Oregon  
Grantor: Weyerhaeuser Company  
Grantee: U.S. Timberlands Klamath Falls, L.L.C.  
(Affects Portion Township 40, Range 12 and Township 38, Range 11)
27. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: October 14, 1997  
Recorded: October 24, 1997  
Volume: M97, page 34986, Microfilm Records of Klamath County, Oregon  
In favor of: Telephone utilities of Eastern Oregon, Inc., dba PTI Communications  
For: Telephone right of way  
(Affects Township 40, Range 12 East, Section 28)

29. Easements as reserved in Warranty Deed, subject to the terms and provisions thereof;  
Recorded: April 1, 1998  
Volume: M98, page 10565, Microfilm Records of Klamath County, Oregon  
(Affects sort yard Parcel, Township 39 South, Range 8 East)