

MIT 15784 KR

After recording return to:

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

2006-023870

Klamath County, Oregon



00010000200600238700100102

11/30/2006 01:05:41 PM

Fee: \$66.00

GRANTOR:

American Forest Resources, 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

AMERICAN FOREST RESOURCES, 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.

The true and actual consideration for this transfer in terms of dollars is \$ 5,099,600.00.

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.

lol-

DATED: November 30, 2006

GRANTOR

AMERICAN FOREST RESOURCES, LLC, a
Delaware limited liability company

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

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. & CFO of AMERICAN FOREST
RESOURCES, LLC, a Delaware limited liability company, on behalf of said company.

[Signature]
Notary Public for _____
My commission expires: _____

ELISE KIM
Notary Public - State of New York
No. 02K16140258
Qualified in New York County
My Comm. Expires Jan. 23, 2010

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Section 1 - Government Lots 1 and 2, S1/2 NE1/4, SE1/4, NE1/4 SW1/4
Section 12 - E1/2
Section 13 - E1/2, SE1/4 SW1/4
Section 24 - NE1/4

All being in Township 28 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

Section 1 - W1/2 SW1/4, SE1/4 SW1/4
Section 2 - Government Lot 3, S1/2 N1/2, S1/2
Section 3 - Government Lots 2 and 4, S1/2 N1/2, S1/2
Section 4 - Government Lot 1, SE1/4 NE1/4, SE1/4, S1/2 SW1/4, NW1/4 SW1/4, SW1/4 NW1/4
Section 5 - NE1/4 SE1/4
Section 9 - E1/2, N1/2 NW1/4, SE1/4 NW1/4, NE1/4 SW1/4
Section 10 - All
Section 11 - N1/2, SW1/4, N1/2 SE1/4, SW1/4 SE1/4
Section 12 - NW1/4, NW1/4 NE1/4
Section 13 - SW1/4 SE1/4, SW1/4, SW1/4 NW1/4
Section 14 - S1/2, NW1/4
Section 15 - All
Section 16 - All
Section 21 - NE1/4 NE1/4
Section 22 - N1/2, SE1/4, NE1/4 SW1/4
Section 23 - All
Section 24 - W1/2, SE1/4
Section 25 - NW1/4, N1/2 SW1/4, SW1/4 SW1/4
Section 26 - N1/2, N1/2 SE1/4, SW1/4 SE1/4, SW1/4
Section 27 - NE1/4 NE1/4, S1/2 N1/2, N1/2 S1/2, S1/2 SE1/4, SE1/4 SW1/4
Section 28 - NE1/4 NE1/4
Section 34 - N1/2 NE1/4
Section 35 - N1/2, N1/2 SW1/4, SE1/4 SW1/4, SE1/4
Section 36 - All

All being in Township 27 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

(Legal Continued)

PARCEL 3

Section 1 - Government Lots 1, 2, 3 and 4, S1/2 N1/2, S1/2
Section 2 - Government Lots 1, 2, 3 and 4, S1/2 N1/2, S1/2
Section 3 - Government Lots 1, 2, 3 and 4, S1/2 N1/2, S1/2
Section 5 - S1/2 NE1/4
Section 6 - Government Lots 4, 5, 6 and 7, SE1/4 NW1/4, SE1/4 SE1/4, W1/2 SE1/4, E1/2 SW1/4
Section 7 - Government Lots 1, 2, 3 and 4, E1/2 W1/2, E1/2
Section 8 - W1/2 W1/2, E1/2 SW1/4
Section 10 - E1/2 E1/2, NW1/4 NE1/4
Section 11 - All
Section 12 - All
Section 13 - All
Section 14 - All
Section 17 - W1/2, SE1/4
Section 18 - Government Lots 1, 2, 3 and 4, E1/2 W1/2, E1/2
Section 19 - Government Lots 1, 2, 3 and 4, E1/2 W1/2, E1/2
Section 20 - W1/2 W1/2, N1/2 NE1/4
Section 23 - N1/2 NE1/4
Section 24 - NW1/4 NW1/4, E1/2 NW1/4, NE1/4
Section 28 - SE1/4 SW1/4
Section 29 - SW1/4 SE1/4, S1/2 NW1/4, NW1/4 NW1/4
Section 30 - Government Lots 1, 2, 3 and 4, E1/2 W1/2, E1/2
Section 31 - Government Lots 1, 2, 3 and 4, E1/2 W1/2, E1/2
Section 32 - All
Section 33 - All
Section 34 - NE1/4, SE1/4 NW1/4, N1/2 SW1/4, SE1/4 SW1/4, SE1/4
Section 35 - SE1/4 SE1/4
Section 36 - All

All being in Township 28 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

Section 1 - Government Lots 1, 2, 3 and 4, S1/2 N1/2, S1/2
Section 2 - Government Lots 1 and 2, S1/2 NE1/4, SE1/4 NW1/4, S1/2
Section 3 - Government Lots 1 and 2, SE1/4 NE1/4, E1/2 SE1/4,
SW1/4 SE1/4, SW1/4
Section 4 - Government Lots 2, 3 and 4, SW1/4 NE1/4, S1/2 SE1/4, SW1/4, S1/2 NW1/4
Section 5 - Government Lots 1, 2, 3 and 4, S1/2 N1/2, S1/2
Section 6 - Government Lots 1, 2, 3, 4, 5, 6 and 7, S1/2 NE1/4, SE1/4,
E1/2 SW1/4, SE1/4 NW1/4

All being in Township 29 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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(Legal Continued)

PARCEL 5

Section 1 - Government Lots 1 and 2, S1/2 NE1/4

All being in Township 29 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Account No:	2810-00000-00100-000	Key No:	102677
Account No:	2810-00000-00201-000	Key No:	867002
Account No:	2810-00000-00202-000	Key No:	867011
Account No:	2711-00000-00101-000	Key No:	867155
Account No:	2711-00000-00200-000	Key No:	775389
Account No:	2711-00000-00900-000	Key No:	107459
Account No:	2711-00000-01000-000	Key No:	856684
Account No:	2711-00000-01200-000	Key No:	856700
Account No:	2811-00000-00100-000	Key No:	107486
Account No:	2811-00000-00200-000	Key No:	742548
Account No:	2811-00000-00300-000	Key No:	107495
Account No:	2811-00000-00401-000	Key No:	867137
Account No:	2811-00000-00402-000	Key No:	867146
Account No:	2811-00000-00500-000	Key No:	107501
Account No:	2811-00000-00800-000	Key No:	856782
Account No:	2811-00000-01200-000	Key No:	856808
Account No:	2811-00000-01700-000	Key No:	107574
Account No:	2911-00000-00100-000	Key No:	107583
Account No:	2911-00000-00300-000	Key No:	107609
Account No:	2911-00000-00401-000	Key No:	867164
Account No:	2911-00000-00402-000	Key No:	867173
Account No:	2911-00000-00403-000	Key No:	867182
Account No:	2911-00000-00500-000	Key No:	107618
Account No:	2911-00000-00600-000	Key No:	107627
Account No:	2910-00000-00100-000	Key No:	102702

EXHIBIT B

8. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
9. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol and Klamath Lake Timber Fire Patrol.
10. Any claim based on any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public to use any waters which may cover the land for fishing or navigation, or to use any portion of the land which is now or may formerly have been covered by water.
11. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied.
12. Ancestral rights, if any, of descendants of aboriginal inhabitants to occupy, use and possess any portion of the premises, as reserved by treaties, understandings, practice, statutes, or judicial decisions; for food gathering, shelter, religious ceremonies, social and economic gatherings, battlefields and burial sites.
13. 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 herein granted premises would disclose.
14. Reservations and Restrictions as contained in Patent, subject to the terms and provisions thereof, recorded January 15, 1906 in Book 19, page 323, Deed Records of Klamath County, Oregon.
(Affects SE1/4 SW1/4 Section 13, Township 28, Range 10)

15. Reservations and Restrictions as contained in Patent, subject to the terms and provisions thereof, recorded August 24, 1907 in Book 23, page 105, Deed Records of Klamath County, Oregon.
(Affects NE1/4 SW1/4 Section 1, Township 28, Range 10)
16. An easement created by instrument, subject to the terms and provisions thereof,
Dated: March 12, 1934
Recorded: April 9, 1934
Volume: 102, page 554, Deed Records of Klamath County, Oregon
In favor of: United States of America
For: A right of way easement
(Affects a portion of Section 30, Township 28, Range 11 and other property)
17. An easement created by instrument, subject to the terms and provisions thereof,
Dated: March 26, 1956
Recorded: April 18, 1956
Volume: 282, page 313, Deed Records of Klamath County, Oregon
In favor of: United States of America acting by and through the Forest Service U.S.D.A.
For: 66 foot right of ways for repair of existing roads, and electric and telephone transmission lines
18. An easement created by instrument, subject to the terms and provisions thereof,
Dated: May 7, 1959
Recorded: June 8, 1959
Volume: 313, page 166, Deed Records of Klamath County, Oregon
In favor of: Klamath County
For: Sand Creek-Silver Lake Road
(Affects a portion of Townships 28 and 29, Range 11)
19. An easement created by instrument, subject to the terms and provisions thereof,
Dated: May 5, 1967
Recorded: June 7, 1967
Volume: M67, page 4247, Microfilm Records of Klamath County, Oregon
In favor of: United States of America
For: Roadway
(Affects NE1/4 SE1/4, SE1/4 SE1/4 Section 24, Township 27, Range 11)
20. An easement created by instrument, subject to the terms and provisions thereof,
Dated: September 21, 1970
Recorded: April 8, 1971
Volume: M71, page 2951, Microfilm Records of Klamath County, Oregon
In favor of: United States of America
For: Roadway

(20 Continued)

Correction Deed, subject to the terms and provisions thereof;

Recorded: November 17, 1986

Volume: M86, page 20998, Microfilm Records of Klamath County, Oregon

Termination of a Segment of an Easement, subject to the terms and provisions thereof;

Recorded: March 16, 1995

Volume: M95, page 5892, Microfilm Records of Klamath County, Oregon

21. An easement created by instrument, subject to the terms and provisions thereof;

Dated: September 21, 1970

Recorded: April 6, 1971

Volume: M71, page 2842, Microfilm Records of Klamath County, Oregon

Rerecorded: November 18, 1971

Volume: M71, page 10644

In favor of: Weyerhaeuser Company

For: Roadway

(Affects E1/2 SW1/4 Section 2, Township 29, Range 11)

Correction Deed, subject to the terms and provisions thereof;

Dated: October 28, 1986

Recorded: November 17, 1986

Volume: M86, page 21001, Microfilm Records of Klamath County, Oregon

22. Findings of Fact, Decision and Order, subject to the terms and provisions thereof;

Recorded: November 23, 1983

Volume: M83, page 20212, Microfilm Records of Klamath County, Oregon

(Affects a portion of Section 36, Township 28, Range 11)

23. Conditional Use Permit, subject to the terms and provisions thereof;

Recorded: April 23, 1987

Volume: M87, page 6886, Microfilm Records of Klamath County, Oregon

(Affects a portion of Sections 8 and 17, Township 28, Range 11)

24. Conditional Use Permit, subject to the terms and provisions thereof;

Recorded: April 23, 1987

Volume: M87, page 6895, Microfilm Records of Klamath County, Oregon

(Affects a portion of Section 34, Township 28, Range 11)

25. Reservations and Restrictions as contained in Exchange Deed, subject to the terms and provisions thereof;

Recorded: May 12, 1987

Volume: M87, page 8130, Microfilm Records of Klamath County, Oregon

Rerecorded: November 20, 1987

Volume: M87, page 21040, Microfilm Records of Klamath County, Oregon

(25 Continued)

Assignment, subject to the terms and provisions thereof;

Recorded: April 7, 1988

Volume: M88, page 4997, Microfilm Records of Klamath County, Oregon

26. Reservations and Restrictions as contained in Deed, subject to the terms and provisions thereof;

Recorded: May 12, 1987

Volume: M87, page 8149, Microfilm Records of Klamath County, Oregon

(Affects many parcels)

27. Supplemental Agreement, subject to the terms and provisions thereof;

Dated: October 28, 1987

Recorded: April 12, 1988

Volume: M88, page 5518, Microfilm Records of Klamath County, Oregon

(Affects a portion of Townships 28 and 29, Range 11)

28. An easement created by instrument, subject to the terms and provisions thereof,

Dated: March 2, 1992

Recorded: March 23, 1992

Volume: M92, page 6040, Microfilm Records of Klamath County, Oregon

In favor of: United States of America

For: Roadway

(Affects a portion of Section 36, Township 28, Range 11)

29. Reservations as contained in Deed, subject to the terms and provisions thereof;

Dated: August 27, 1996

Recorded: August 30, 1996

Volume: M96, page 26858, Microfilm Records of Klamath County, Oregon

Grantor: Weyerhaeuser Company

Grantee: U.S. Timberlands Klamath Falls, LLC

32. Notwithstanding Paragraph 4 of the insuring clauses of the policy, the policy will not insure against loss arising by reason of any lack of a right of access to and from the land.

End of Exceptions

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