

2007-011815

Klamath County, Oregon

This



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06/29/2007 03:52:52 PM

Fee: \$51.00

After recording return to:

JWTR, LLC
Attn: Craig Ditman
6400 Highway 66
Klamath Falls, OR 97601

GRANTOR:

JELD-WEN, inc.

GRANTEE:

JWTR, LLC
Attn: Craig Ditman
6400 Highway 66
Klamath Falls, OR 97601

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

JWTR, LLC
Attn: Craig Ditman
6400 Highway 66
Klamath Falls, OR 97601

QUITCLAIM DEED

JELD-WEN, inc., an Oregon corporation, and as successor by merger to Bend Millwork Systems, Inc., formerly an Oregon corporation, hereby conveys, releases and quitclaims to JWTR, LLC, an Oregon limited liability company, and its heirs, successors, and assigns, all of its right, title and interest, if any, in and to the real property situated in the County of Klamath, State of Oregon and particularly described on Exhibit A attached hereto.

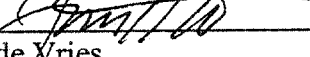
The true and actual consideration for this transfer is \$10.00 and other good and valuable consideration.

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, 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: June 29, 2007

GRANTOR:

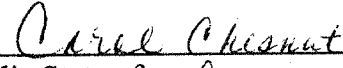
JELD-WEN, inc.

By: 
Jason de Vries

Its: Corporate Development Manager

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

On the 29th day of June 2007, before me, the undersigned, personally appeared Jason de Vries, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual executed the instrument.


Notary Public State of Oregon
Originally Qualified in the County of Klamath
My commission expires: 3-17-2010

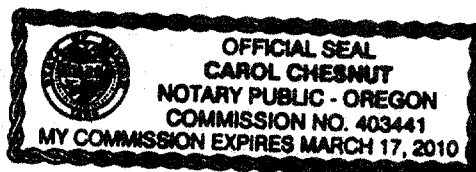


EXHIBIT "A" - LEGAL DESCRIPTION

Parcel 1

The NW1/4 of the NE1/4 of the NW1/4 and the E1/2 of the SW1/4 of the NW1/4 of the NW1/4 and the NW1/4 of the NW1/4 of the NW1/4 of Section 14, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2

The S1/2 of the S1/2 of the SW1/4 of Section 11, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3

The NE1/4 NW1/4 NW1/4 and the NE1/4 NE1/4 NW1/4 of Section 14, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4

The SE1/4 SW1/4 NW1/4 of Section 9 Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

Parcel 5

The NW1/4 NE1/4 NW1/4, E1/2 NE1/4 NW1/4 and the SW1/4 NE1/4 NW1/4 of Section 11, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 6

Section 12: Government Lot 1; The SE1/4 of the NE1/4; the E1/2 of the SE1/4
Section 24: All
Section 25: All
Section 26: The E1/2
Section 36: All

All being in Township 40 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 7

Section 2: The NE1/4
Section 9: The SW1/4
Section 12: All
Section 16: Government Lots 1, 2, 3, and 4

All being in Township 41 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon

Parcel 8

Section 27: The S1/2 of the SW1/4; The SW1/4 of the SE1/4;
Section 28: The S1/2 of the S1/2
Section 29: The SE1/4 of the SE1/4
Section 32: The SE1/4 of the NW1/4; The SW1/4 of the NE1/4; The SE1/4 of the SE1/4;
the W1/2 of the SE1/4; The E1/2 of the SW1/4; The SW1/4 of the SW1/4
Section 33: The NE1/4; the NE1/4 of the NW1/4; the N1/2 of the SE1/4
Section 34: All
Section 35: The West Half of the Southwest Quarter;

A Portion of Government Lot 3, the Southeast Quarter of the Southwest Quarter, the Southwest Quarter of the Southeast Quarter and Government Lot 5, more particularly described as follows:

Beginning at the intersection of the South line of said Section 35 with the center line of the Green Springs Highway, also known as Oregon 66 and hereinafter referred to as the "Highway," said point being approximately Engineer's Station 1757+02.0, P.O.T. of the 1923 survey of said Highway, and being 593.86 feet, more or less, distant, North 89°22' West from the Southeast corner of said Section; thence North 89° 22' West along said South line for a distance of 3405.20 feet, more or less, to the Southwest corner of said Southeast quarter of the Southwest quarter (SE1/4 SW1/4); thence North 0° 46' East for a distance of 2675.90 feet, more or less, along the West line of said Southeast quarter of the Southwest quarter (SE1/4 SW1/4) and of said Lot 3 to the Northwest corner of said Lot 3; thence South 89° 16' East along the North line of said Lot 3 a distance of 420.20 feet, more or less, to its intersection with the center line of the Highway, said point being 1720.86 feet, more or less, distant, South 89° 16' East from the West one quarter (W1/4) Section corner of said Section 35, and said point being approximately Engineer's Station 1712+57.9, a point on a 16 degree curve right, the tangent of which at said point bears South 35° 42' East (Highway Survey South 36° 12' East, the meridian of this description being approximately 0° 30' to the right from the meridian of the 1923 center line survey of said Highway); thence Southeasterly along the center line of said Highway to the point of beginning

All being in Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 9

Section 1: The NW1/4 of the SE1/4; The NE1/4 of the SW1/4; the S1/2 of the SW1/4

Section 2: Fractional N1/2; The N1/2 of the SW1/4; The SE1/4 of the SW1/4; The SE1/4

Section 4: All

Section 6: The N1/2 of the NE1/4; The SE1/4 of the NE1/4; The SE1/4; The S1/2 of the SW1/4

Section 7: The W1/2 of the SW1/4; The SE1/4 of the SW1/4; The SW1/4 of the SE1/4

Section 8: The NE1/4; Government Lots 3, 4, and 5; The NE1/4 of the SW1/4

Section 10: Governments Lots 1, 2, 3, and 4; The S1/2 of the N1/2; The SW1/4

Section 12: The SW1/4; The SE1/4 of the NW1/4; The SW1/4 of the NE1/4;

The W1/2 of the SE1/4

Section 13: Being a portion of the N1/2 of the NW1/4 of Section 13, Township 40 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the section corner common to Section 11, 12, 13, and 14, Township 40 South, Range 7 East, Willamette Meridian, Klamath County, Oregon; thence South 89° 10' 48" East along the Section line 2,636.126 feet to the ¼ corner common to Section 12 and 13 of said Township and Range; thence South 0° 21' 4" East 1,321.589 feet to a 2" survey cap; thence North 89° 15' 40" West 1,331.234 feet to a 2" survey cap marking the NW1/16th corner of Section 13; thence North 44° 22' 04" West 1,877.448 feet to the point of beginning.

Section 16: All

Section 18: All

(Parcel 4 continued)

Section 20: The N1/2; The N1/2 of the S1/2

Section 22: The NW1/4; The N1/2 of the NE1/4; The SW1/4 of the NE1/4;

The NW1/4 of the SE1/4; The N1/2 of the SW1/4; Government Lots 3 and 4

Section 26: The E1/2; The E1/2 of the NW1/4; the SW1/4 of the NW1/4; the NW1/4 of the NW1/4

EXCEPT that portion of the following described land lying in the NW1/4 of the NW1/4 of said Section 26, more particularly described as follows:

Beginning at an iron pin from which the Section corner common to said Section 23 and 26 (as marked by a brass capped monument) bears North 45° 07' 46" West 130.75 feet and South 29° 15' 31" West 61.67 feet; thence North 43° 51' 57" East 223.58 feet to an iron pin; thence North 84° 44' 04" East 229.91 feet to an iron pin; thence South 08° 53' 40" East 279.98 feet to an iron pin; thence South 41° 58' 02" West 234.03 feet to an iron pin; thence North 45° 07' 46" West 381.17 feet to the point of beginning.

Section 28: All

Section 33: The E1/2 of the W1/2; The SW1/4 of the SE1/4

Section 35: The E1/2 of the E1/2; The SW1/4 of the SE1/4

Section 36: The W1/2; The SE1/4

All being in Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

Parcel 10

Section 1: The E1/2; The SW1/4

Section 2: The SW1/4 of the NE1/4; The E1/2 of the SW1/4; The W1/2 of the W1/2
The E1/2 of the NW1/4

EXCEPT that portion described in Deed recorded January 5, 1925, in Deed Book
65 at Page 142

Section 3: The E1/2 of the SE1/4

Section 4: The N1/2 of the N1/2; The S1/2 of the NE1/4

Section 10: The NW1/4; The NE1/4 of the SW1/4

Section 11: The E1/2; The NW1/4 of the NW1/4; The NW1/4 of the SW1/4

Section 12: All

Section 13: The NW1/4 of the NE1/4; The N1/2 of the NW1/4; Government Lots 2 and 3

Section 14: The NE1/4 of the NE1/4; Government Lots 1, 2, 3, and 4

All being in Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 11

Section 6: The NW1/4; The NW1/4 of the NE1/4; The N1/2 of the SW1/4;
The SW1/4 of the SW1/4

Section 7: The NW1/4; The N1/2 of the NE1/4; The N1/2 of the SW1/4; The SW1/4 of the SW1/4

All being in Township 41 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon

Parcel 12

The NE1/4 of the NW1/4 of the SE1/4 and the N1/2 of the SW1/4 of the SE1/4 of Section 9,
Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 13

The SE1/4 of the NW1/4 of the SE1/4 of Section 9, Township 41 South, Range 7 East of the
Willamette Meridian, Klamath County, Oregon.

Parcel 14

The SW1/4 of the NW1/4 of the SE1/4 of Section 9, Township 41 South, Range 7 East of the
Willamette Meridian, Klamath County, Oregon.

Parcel 15

S1/2 SW1/4 SE1/4 of Section 9 Township 41 South Range 7 East of the Willamette Meridian,
Klamath County, Oregon

Parcel 16

The W1/2 of Government Lot 2 of Section 16, Township 41 South, Range 7
East of the Willamette Meridian, Klamath County, Oregon.

(Legal continued)

Parcel 17

The W1/2 SW1/4 SW1/4 NE1/4 of Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

Parcel 18

The E1/2 SW1/4 NE1/4 of Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

Parcel 19

The W1/2 SE1/4 NE1/4 of Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

Parcel 20

The E1/2 SE1/4 NE1/4 of Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

Parcel 21

The N1/2 N1/2 NE1/4, the W1/2 SW1/4 NE1/4 NE1/4 and the SE1/4 NE1/4 NE1/4 of Section 15, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

Parcel 22

The E1/2 SW1/4 NW1/4 NE1/4 of Section 15, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

Parcel 23

The W1/2 SW1/4 NW1/4 NE1/4 of Section 15, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

**** Legal description continued ****

Parcel 24

The SE1/4 of the SE1/4 of the NE1/4 of Section 33, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 25

The W1/2 of the NW1/4 of the NE1/4 of the SE1/4 of Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 26

The NE1/4 of the SE1/4 of the NE1/4 of Section 33, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 27

The SW1/4 of the SE1/4 of the NE1/4 of Section 33, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the SW1/4 of the SW1/4 of the SE1/4 of the NE1/4 of said Section 33.

Parcel 28

The E1/2 of the NW1/4 of the SW1/4 of the NE1/4 of Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 29

The SW1/4 of the NE1/4 of the SE1/4 of Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 30

The E1/2 of the NW1/4 of the NE1/4 of the SE1/4 of Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 31

The E1/2 W1/2 SE1/4 SW1/4 and the W1/2 NW1/4 SE1/4 SW1/4 in Section 6, Township 41 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 32

The E1/2 SE1/4 SW1/4 in Section 6, Township 41 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 33

The NE1/4 NW1/4 of Section 16, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

** END OF LEGAL DESCRIPTION **