

After recording return to:

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

Thi



06/29/2007 03:56:06 PM

Fee: \$46.00

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, 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.

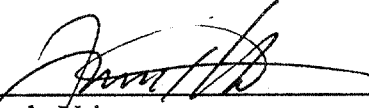
The true and actual consideration for this transfer is \$10.00 and other good and valuable consideration.

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
DESCRIPTION

Parcel 1

In Township 39 South, Range 7 East of the Willamette Meridian,
in the County of Klamath, State of Oregon:

Section 21: Government Lot 2

Section 26: Government Lots 1, 2, and 3, EXCEPTING the Weyer-
haeuser Railroad Right of Way, being 66 feet in width
and traversing Lots 1 and 2

Section 27: Government Lots 3, 5, 6, 8 and 9, EXCEPTING the
Weyerhaeuser Railroad Right of Way, being 66 feet in
width and traversing Lot 6

Section 28: Government Lot 6

Section 29: Government Lots 1, 2, 3, 4, 5, 6 and 7, EXCEPT the
following described tract of land:

Parts of Lots 1, 2, and 3 of Section 29, Township 39
South, Range 7 East of the Willamette Meridian, more
particularly described as follows:

Beginning at the section corner common to Sections
19, 20, 30 and 29, Township 39 South, Range 7 East of
the Willamette Meridian; thence South 0°02'53" East,
along the West line of Section 29, a distance of
1,805.49 feet to the true point of beginning of this
description; thence South 75°57'45" East, a distance
of 48.18 feet to a point; thence North 84°47'58"
East, a distance of 653.11 feet to a point; thence
North 6°51'53" East to the intersection with the 1/16
Section line between the Northwest quarter of the
Northwest quarter and Lot 1, a distance of 443.51
feet to an iron pin; thence East along the said
1/16 Section line, a distance of 446.09 feet to an
iron pin; thence South 11°33'51" East, a distance of
548.51 feet to an iron pin; thence North 78°04'23"
East, a distance of 2,490.78 feet to a point in Lot 3
from which point the Northeast corner of said Section
29 bears North 48°22'12" East a distance of 2,082.39
feet; thence South 0°24'58" East, to the intersection
with the Meander Line, along the right bank of the
Klamath River, a distance of 365 feet, more or less;
thence Westerly along the Meander Lines of said Lots
1, 2, and 3 to the intersection with the West line of
said Section 29; thence North along the West line of
said Section 29, a distance of 485 feet, more or less
to the true point of beginning.

ALSO EXCEPT

Parts of Lots 6 and 7 of Section 29, Township 39 South, Range 7
East of the Willamette Meridian, more particularly described as
follows:

Beginning at the section corner common to Sections 20, 21, 29 and 28, Township 39 South, Range 7 East of the Willamette Meridian; thence South $48^{\circ}22'12''$ West, a distance of 2,082.39 feet to a point marked by an iron pin and designated as "LB-14"; thence South $0^{\circ}24'58''$ East, a distance of 868.91 feet to a point marked by an iron pin in Lot 6, said point being the true point of beginning of this description; thence North $82^{\circ}03'08''$ West, a distance of 876.03 feet to a point marked by an iron pin; thence South $58^{\circ}29'02''$ West to the intersection with the South line of said Lot 7, a distance of 1,015 feet, more or less; thence West along the South line of said Lot 7, a distance of 700 feet, more or less, to the West line of Lot 7; thence North along the West line of said Lot 7 to the intersection with the Meander line along said Lot 7, a distance of 130 feet, more or less; thence Easterly along the Meander lines of said Lots 7 and 6 to the intersection with the line bearing South $0^{\circ}24'58''$ East between said point "LB-14" and the true point of beginning; thence South $0^{\circ}24'58''$ East along said line, a distance of 188.91 feet, more or less, to the true point of beginning.

Section 31: Government Lots 1, 2, 3, 4, and 5, $SW\frac{1}{2}NE\frac{1}{2}$; $NW\frac{1}{2}NW\frac{1}{2}$; $S\frac{1}{2}NW\frac{1}{2}$; $N\frac{1}{2}SW\frac{1}{2}$; $SW\frac{1}{2}SW\frac{1}{2}$; EXCEPT the following described tract of land:

Parts of Lots 4 and 5 of Section 31, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the $\frac{1}{2}$ section corner common to Sections 30 and 31, Township 39 South, Range 7 East of the Willamette Meridian; thence South $88^{\circ}39'29''$ East along the North line of Section 31 to the intersection with the West line of said Lot 5, a distance of 1,348.27 feet, more or less, to the true point of beginning of this description; thence South along the West line of said Lot 5, a distance of 640.48 feet to a point; thence South $41^{\circ}11'19''$ East, a distance of 240.29 feet to a point marked by an iron pin; thence South $42^{\circ}50'07''$ East, a distance of 1,194.47 feet to a point marked by an iron pin; thence South $9^{\circ}13'28''$ East, a distance of 386.02 feet to a point marked by an iron pin; thence South $41^{\circ}45'43''$ West to the intersection with the North boundary of the right of way of State Highway No. 21; thence Northeasterly along the said highway right of way to the intersection with the Meander line along the East side of said Lot 4; thence Northerly along the Meander Line of said Lots 4 and 5 to the intersection with the North line of said Section 31; thence North $88^{\circ}39'29''$ West along the North line of said Section 31, a distance of 383.93 feet to the true point of beginning.

ALSO EXCEPT

Parts of Lots 1, 2, 3, and 4 of Section 31, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the corner common to Section 36, 31, 1 and 6, Township 39 and 40 South, Range 6 and 7 East of the Willamette Meridian; thence South $89^{\circ}56'42''$ East along the South line of said Section 31, a distance of 1,960.02 feet to a point marked by an

iron pin and the true point of beginning of this description; thence North 27°31'03" East, a distance of 688.07 feet to a point marked by an iron pin; thence North 59°46'33" East, a distance of 1,781.22 feet to a point marked by an iron pin; thence North 44°16'57" East a distance of 969.68 feet to a point marked by an iron pin; thence North 14°50'18" East, a distance of 629.93 feet to a point marked by an iron pin; thence North 41°45'43" East to the intersection with the South boundary of the right of way of State Highway No. 21; thence Northeasterly along the said highway right of way to the intersection with the Meander Line along the East side of said Lot 4; thence Southwesterly along the Meander Lines of said Lots 4, 3, 2, and 1, to the intersection with the South line of said Section 31; thence North 89°56'42" West along the South line of said Section 31, a distance of 165 feet, more or less, to the true point of beginning.

Section 31 and 32:

All those portions of Lots 2 and 3 of Section 32; and Lots 7, 8 and 9 of Section 31, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 31; thence West to the South one-quarter corner of said Section 31; thence North 55°07'36" East, a distance of 1584.5 feet; thence North 38°56'19" East, a distance of 1285.69 feet; thence North 58°28'29" East, a distance of 1253.27 feet; thence North 3°24'34" East to the South right of way line of the Oregon State Primary Highway No. 21 (Route No. 66); thence Northeasterly along said South right of way line to its intersection with the East line of said Lot 2; thence South along the East lines of said Lots 2 and 3 to the Southeast corner of said Lot 3; thence West along the South line of said Lot 3 to the Northeast corner of said Lot 8; thence South along the East line of said Lot 8 to the place of beginning.

SAVING AND EXCEPTING THEREFROM the 60 foot wide County Road as now located through said Lots 3, 7, 8 and 9.

Section 35: Government Lots 1, 2, 6, 7, 8 and 9, EXCEPTING the Weyerhaeuser Railroad Right of Way, being 66 feet in width and traversing Lots 6, 7, 8 and 9.

In Township 40 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 12: Government lot 7, N $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ NW $\frac{1}{4}$; EXCEPT the following described tract of land:

That portion of the Northeast one-quarter of the Northwest one-quarter and of the Southeast one-quarter of the Northwest one-quarter (or Lot 7) of Section 12, Township 40 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at the West one-quarter corner of said Section 12; thence North 87°00'36" East along the South line of the Northwest one-quarter of said Section a distance of 1427.91 feet to the true point of beginning of this description; thence North 27°46' East a distance of 509.26 feet to a point 30 feet Westerly of the center line of an existing road, when measured at right angles to said road center line; thence continuing parallel to and 30 feet Westerly of the center line of said road, when measured at right angles thereto, on the following courses and distances: North 8°36' West a distance of 421.25 feet; North 37°11' East a distance of 551.16 feet; North 54°57'37" East a distance of 251.74 feet; North 31°33'36" East a distance of 673.50 feet; thence leaving a course parallel to the road run North 27°46' East a distance of 308.53 feet to a point in the East line of the Northwest one-quarter of said Section 12, which point is South 1°00'22" West a distance of 320.49 feet from the Northeast corner of said Northwest one-quarter; thence South 1°00'22" West a distance of 2236.88 feet to the center of said Section 12; thence South 87°00'36" West a distance of 1172.03 feet to the point of beginning.

Together with the Right and Easement in gross, reserved in instrument recorded October 28, 1960 in Volume 325 at page 74, Deed Records of Klamath County, Oregon, wherein International Paper Company, a New York corporation is grantor and The California Oregon Power Company, a California corporation is grantee, to wit:

"reserving unto said International Paper Company, its successors and assigns, forever, the right and easement in gross to enter upon Parcels I, II, III, and IV hereinabove described and conveyed and to use the same for any and all purposes whatsoever, including but not by way of limitation of the foregoing the right to plant and grow thereon and to cut and remove therefrom trees and forest products and to administer the same as forest lands; provided, that any use made of said lands shall not conflict or in any manner interfere with use of said lands by The California Oregon Power Company, its successors and assigns, for purposes of its Big Bend Hydroelectric Project.

(Said parcels referred to hereinabove as Parcels I, II, III, and IV, are those parcels in Volume 325 at page 74, Deed Records of Klamath County, Oregon.)

Parcel 2

E 1/2 SE 1/4 Section 15; NE 1/4 NE 1/4 Section 22;
W 1/2 NW 1/4, SE 1/4 NW 1/4, NE 1/4 SW 1/4, NW 1/4
SE 1/4 Section 23, all in Township 36 South,
Range 6 East. W.M.