

2011-005249

Klamath County, Oregon



04/27/2011 11:40:58 AM

Fee: \$52.00

After recording return to:

JELD-WEN, INC.
401 Harbor Isles Blvd.
Klamath Falls, OR 97601

**Until a change is requested
all tax statements shall be sent
To the following address:**

JELD-WEN, INC.
401 Harbor Isles Blvd.
Klamath Falls, OR 97601

WARRANTY DEED

JWTR, LLC, a limited liability company, ("Grantor"), conveys and warrants to JELD-WEN, INC., an Oregon corporation (Grantee), the real property described on the attached Exhibit A attached hereto and incorporated herein by reference, located in the County of Klamath and State of Oregon.

The above-described property is free of encumbrances except as specifically set forth on Exhibit B attached hereto and incorporated herein by reference.

This transfer is made for 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.

JWTR
Returned @
County

Dated as of the 26th day of April, 2011.

JWTR OREGON, LLC
a limited liability company,

By Samuel D. Porter

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

This instrument was acknowledged before me on April 26, 2011 by
Samuel D. Porter as President of JWTR OREGON,
LLC.



Catherine Marie Chapel
(Notary Public for Oregon)

My commission expires: 5/7/12

EXHIBIT A

Legal Description of Property in Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SECTION 30: GOVERNMENT LOT 1

EXHIBIT B
Permitted Encumbrances

1. Real property taxes or assessments not delinquent.
2. Assessments and easements, if any, of Klamath Lake Grazing Fire Patrol and Klamath Lake Timber Fire Patrol.
3. Additional tax if the property described herein is disqualified for special assessment as Forest Use Land, together with any penalty if notice of disqualification is not timely given.
4. Rights of the public in and to any portions of the herein described parcels lying within the limits of streets, roads and highways.
5. Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Caledonia Canal River, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof.
6. Reservations and Restrictions as contained in Deed, subject to the terms and provisions thereof, recorded April 29, 1907 in Book 22, page 401, Deed Records of Klamath County, Oregon.
7. Reservations of Mineral Rights, as set forth in deed, subject to the terms and provisions thereof, recorded December 30, 1927 in Book 79, page 282, Deed Records of Klamath County, Oregon.
8. Right, privilege and easement of regulating and controlling the waters, shores and beds of Upper Klamath Lake and the streams flowing into and out of said lake, granted to The California Oregon Power Company by Indenture, including the terms and provisions thereof, dated July 1, 1941 and recorded October 16, 1941 in Volume 141, Page 619, Deed Records of Klamath County, Oregon.
9. Easement Exchange, including the terms and provisions thereof, recorded June 30, 1972 in Volume M72, page 7148, Microfilm Records of Klamath County, Oregon.
10. Easement Exchange, including the terms and provisions thereof, recorded June 30, 1972 in Volume M72, page 7156, Microfilm Records of Klamath County, Oregon.
11. Reservations as contained in Deed, subject to the terms and provisions thereof, recorded August 30, 1996 in Volume M96, page 26858, Microfilm Records of Klamath County, Oregon.