

UTC 90422-SH

THIS SPACE R

2011-006184

Klamath County, Oregon



00102044201100061840020022

After recording return to:

CRAIG V. HANSEN

1106 MADISON STREET

KLAMATH FALLS, OR 97603

05/17/2011 11:21:25 AM

Fee: \$42.00

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

CRAIG V. HANSEN

1106 MADISON STREET

KLAMATH FALLS, OR 97603

Escrow No. MT90422-SH

Title No. 0090422

SWD1 r.041111

STATUTORY WARRANTY DEED

JELD-WEN, INC., AN OREGON CORPORATION, SUCCESSOR BY MERGER TO KLAMATH FALLS BRICK AND TILE COMPANY,

Grantor(s), hereby convey and warrant to

CRAIG V. HANSEN,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$52,500.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 16th day of May, 2011.

JELD-WEN, INC., AN OREGON CORPORATION

BY:

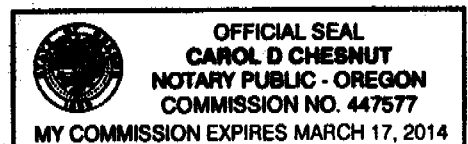

JASON DE VRIES, CORPORATE DEVELOPMENT
MANAGER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 16, 2011 by JASON DE VRIES, AS CORPORATE DEVELOPMENT MANAGER FOR JELD-WEN, INC., AN OREGON CORPORATION.


(Notary Public for Oregon)

My commission expires 3-17-2014



4/22/11

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the S1/2 SE1/4 of Section 7 and the N1/2 NE1/4 of Section 18, all in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the Northeast corner of said Section 18 bears North 66 degrees 16' 33" East 1022.84 feet; thence South 79 degrees 45' 21" West 1055.89 feet to a 5/8 inch iron pin; thence North 00 degrees 46' 09" East 817.55 feet to a 5/8 inch iron pin on the Southerly right of way line of a 40 foot road; thence North 52 degrees 19' 11" East, along said Southerly right of way line, 756.05 feet to a 5/8 inch iron pin; thence South 21 degrees 29' 00" East 1173.35 feet to the point of beginning.

PARCEL 2:

A tract of land being the N1/2 of Parcel C as shown on Survey No. 3376, as recorded in the office of the Klamath County Surveyor, said tract situated in the S1/2 SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Uhrman Road, said point being North 89 degrees 43' 12" West 365.16 feet and North 31 degrees 46' 03" West 233.14 feet from the corner common to Sections 7, 8, 17 and 18 of said Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence along said Westerly right of way line North 31 degrees 46' 03" West 254.95 feet, North 24 degrees 55' 03" West 458.85 feet, North 15 degrees 44' 03" West 143.01 feet, and North 08 degrees 30' 03" West 95.29 feet to a 5/8 inch iron pin on the intersection of said Westerly right of way line of Uhrman Road and the Southerly right of way line of a 40 foot road; thence South 52 degrees 19' 11" West, along said Southerly right of way line, 628.99 feet; thence South 21 degrees 29' 00" East 516.18 feet, thence East 689.18 feet to the point of beginning, with bearings based on said Survey No. 3376.