

WTC 90453 KR

2011-010922

Klamath County, Oregon



00107995201100109220030034

09/30/2011 09:08:42 AM

Fee: \$47.00

After recording return to (and until a change is requested all tax statements shall be sent to):

RLF Running Y Ranch, LLC  
619 North Cascade Ave., Suite 200  
Colorado Springs, CO 80903

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made effective as of September 28, 2011, by and between JELD-WEN, inc., a corporation with its headquarters at 3250 Lakeport Blvd., Klamath Falls, Oregon 97601 ("**Grantor**"), and RLF Running Y Ranch, LLC, a Colorado limited liability company, whose address is 619 N Cascade Avenue, Suite 200 Colorado Springs, CO 80903 ("**Grantee**").

**WITNESS**, that Grantor, for and in consideration of the sum of Ten and no/100ths Dollars, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto Grantee and its successors and assigns forever, all that real property located in Klamath County, Oregon, legally described as

Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon:

Section 22, that portion lying south and west of the southerly line of State Highway 140.

Section 26, the West 1/2 lying westerly of State Highway 140.

(the "Real Property");

**TOGETHER** with all with all and singular hereditaments and appurtenances thereto belonging, and all of Grantor's rights in all privileges, easements and other interests appurtenant thereto, any and all buildings, fixtures and other improvements located thereon, all timber and timber rights, all minerals, oil, gas, and gravel and other hard rock rights on and under the land; and all water rights, and conservation and mitigation rights.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto Grantee and its successors and assigns forever.

Grantor covenants with the Grantee and its successors and assigns that Grantor is lawfully seized of the premises above described, has good right, full power and lawful authority to convey the same, that the Real Property is free and unencumbered. And Grantor, for itself and its successors and assigns, covenants and agrees that Grantor shall and will warrant and forever defend the above described Real Property in the quiet and peaceable possession of Grantee and its successors and assigns, against the lawful claims of all and every person or persons claiming the whole or any part thereof by, through or under Grantor, subject, however, to those matters set forth on Exhibit A attached hereto and incorporated herein by this reference.

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 28th day of September, 2011.

[Signature and notary appear on the following page]

47HmJ

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

JELD-WEN, inc., an Oregon corporation

By: 

Name: Jason de Vries

Title: Corporate Development Manager

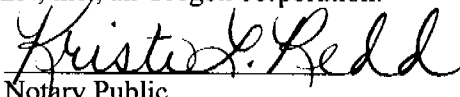
STATE OF OREGON )

) ss.

COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me this 28th day of September, 2011, by Jason de Vries, as Corporate Development Manager of JELD-WEN, inc., an Oregon corporation.

Witness my hand and official seal.



Notary Public

My commission expires: 11/16/2011

[SEAL]



**EXHIBIT "A"**  
**PERMITTED TITLE EXCEPTIONS**

1. Taxes for the fiscal year 2011-2012, a lien not yet due and payable.

Account No:	3808-02200-00300-000	Key No:	421902
		Code No:	162
Account No:	3808-02200-00300-000	Key No:	581533
		Code No:	053
Account No:	3808-02600-00200-000	Key No:	8556
		Code No:	191
Account No:	3808-02600-00200-000	Key No:	420155
		Code No:	183

(Includes additional property)

2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Wocus Irrigation District.
6. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: October 1, 1925  
Recorded: February 18, 1926  
Volume: 69, page 298, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company  
For: Electric transmission line
7. Rights of way for transmission line, subject to the terms and provisions thereof, given by George E. Stevenson and Myler C. Stevenson, husband and wife, to The California Oregon Power Company, a California corporation,  
Dated: October 1, 1925  
Recorded: February 18, 1926  
Volume: 69 page 299, Deed Records of Klamath County, Oregon.
8. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: October 1, 1925  
Recorded: February 19, 1926  
Volume: 69, page 302, Deed Records of Klamath County, Oregon  
In favor of: California Oregon Power Company  
For: Transmission and distribution of electricity
9. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.  
Recorded: September 8, 1967  
Volume: M67, page 7067, Microfilm Records of Klamath County, Oregon  
Indenture of Access, subject to the terms and provisions thereof;  
Dated: July 25, 2006  
Recorded: August 1, 2006  
Volume: 2006-015462 Microfilm Records of Klamath County, Oregon  
Indenture of Access, subject to the terms and provisions thereof;  
Dated: May 17, 2007  
Recorded: May 24 2007  
Volume: 2007-009377, Microfilm Records of Klamath County, Oregon
10. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: March 25, 1998  
Recorded: April 1, 1998  
Volume: M98, page 10632, Microfilm Records of Klamath County, Oregon  
In favor of: PacifiCorp, an Oregon corporation  
For: Power transmission, distribution and communication lines