

2011-014110

Klamath County, Oregon



00111740201100141100030032

12/23/2011 10:28:48 AM

Fee: \$47.00

After Recordation Return to:
JW NCP, LLC
3250 Lakeport Blvd.
Klamath Falls, Oregon 97601

Until a Change is Requested,
Send Tax Statements to:
JW NCP, LLC
3250 Lakeport Blvd.
Klamath Falls, Oregon 97601

(Space reserved for recorder's use)

STATUTORY WARRANTY DEED

JELD-WEN, inc., an Oregon corporation, Grantor, conveys and warrants to JW NCP, LLC, an Oregon limited liability company, Grantee, the real property described on Exhibit A attached hereto, free of encumbrances except for encumbrances of public record as of the date of this Deed.

The actual consideration for this conveyance consists of or includes other property or value given or promised which was the whole consideration.

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 and effective as of the 1st day of October, 2011.

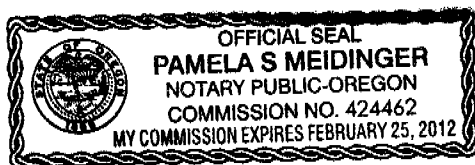
GRANTOR:

JELD-WEN, inc.,
an Oregon corporation

By: [Signature]
Name: DAVID G. STORK
Title: SR. V.P. / GENERAL COUNSEL

STATE OF OREGON
COUNTY OF Klamath } ss.

This instrument was acknowledged before me on Oct 1, 2011, by David G. Stork, Sr. VP / General Counsel of JELD-WEN, inc., an Oregon corporation, on its behalf.



[Signature]
Notary Public
My commission expires: 2/25/12
Commission No.: 424462

EXHIBIT A

Real Property Description

Rock Creek Ranch House (Klamath County, OR)

A tract of land situated in the SW1/4 of Section 34, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and the NW1/4 of Section 3, Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northwestern right of way line of the County Road to Eagle Ridge, as established by found center line hubs, from which the West 1/4 corner of said Section 3 bears South 51° 41' 42" West 3152.04 feet; thence North 21° 01' 06" West 1523.29 feet to a 5/8 inch iron pin; thence North 81° 59' 35" West 601.47 feet, to a 5/8 inch iron pin; thence North 08° 00' 25" East 504.82 feet, to a 5/8 inch iron pin; thence North 11° 16' 48" West 394.49 feet, to a 5/8 inch iron pin; thence North 12° 00' 51" East 185.12, to a 5/8 inch iron pin; thence North 20° 12' 08" East 296.83 feet to a 5/8 inch iron pin; thence North 16° 13' 00" East 514 feet, more or less to a point on the North line of said SW1/4 of Section 34; thence Easterly along said North line, 946 feet, more or less to a point that is 60 feet Westerly of the center 1/4 corner of said Section 34; thence Southerly parallel to and 60 feet from the North-South center section line of said Section 34, 2596 feet, more or less, to a point on the Section line common to said Sections 34 and 3; thence Southerly parallel to and 60 feet from the North-South center section line of said Section 3, 670 feet, more or less, to a point on the Northwestern right of way line of the said County Road to Eagle Ridge; thence South 59° 44' 32" West 100.00 feet, more or less to the point of beginning, with bearings based on a solar observation. Reference above described tract of land to recorded Survey No. 2744, as recorded in the office of the Klamath County Surveyor.

70863050.1 0015531-00058

Exhibit A

70912475.1 0015531-00058

Rock Creek Ranch House (Klamath County), Oregon property