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2012-001504  
Klamath County, Oregon



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02/09/2012 03:26:15 PM

Fee: \$42.00

BOOK/REC/VOLUME NO. \_\_\_\_\_ ON PAGE \_\_\_\_\_  
and/or as fee/file/instrument/microfilm/reception  
No. \_\_\_\_\_, Records of this County.

SPACE RESERVED  
FOR  
RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

Ridgewater Development, LLC  
5115 Running Y Road  
Klamath Falls, OR 97601

Grantor's Name and Address

JELD-WEN, inc.  
c/o Jason de Vries  
3250 Lakeport Blvd.  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

JELD-WEN, inc.  
c/o Jason de Vries  
3250 Lakeport Blvd.  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

JELD-WEN, inc.  
c/o Jason de Vries  
3250 Lakeport Blvd.  
Klamath Falls, OR 97601

### QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that **RIDGEWATER DEVELOPMENT, LLC**, a Delaware limited liability company, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto **JELD-WEN, inc.**, an Oregon corporation, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 1 of Land Partition 16-11, being a replat of Parcel 3 of Minor Land Partition No. 81-34, located in the SW ¼ of Section 15, Section 22, the SW ¼ of Section 23, the NW ¼ & SW ¼ of Section 26 and the NE ¼ of Section 27, Township 38 South Range 8 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$240,930.00.

In constructing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on February 6, 2012; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

**RIDGEWATER DEVELOPMENT LLC**,  
a Delaware limited liability company

By: Derek Smith  
Name: Derek Smith  
Its: Senior Vice President

By: Cary Kleinman  
Name: Cary Kleinman  
Its: Vice President and Secretary

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

**SEE ATTACHED NOTARY ACKNOWLEDGMENT**

of \_\_\_\_\_

Notary Public for Oregon

My commission expires \_\_\_\_\_

## ACKNOWLEDGMENT

State of California  
County of Los Angeles)

On February 6, 2012 before me, Sarah E. Fitzgibbons, Notary Public, personally appeared Derek Smith and Cary Kleinman, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the written instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

A handwritten signature in cursive script, appearing to read "Sarah E. Fitzgibbons", written over a horizontal line.

(Seal)