



JELD-WEN, inc., an Oregon corporation

C/O Real Estate Division 3250 Lakeport Blvd

Klamath Falls, OR 97601

Grantor's Name and Address

WC HIDDEN VALLEY, LLC, an Oregon

Limited Liability Company

P. O. Box 933

Merrill, OR 97633

Grantee's Name and Address

After recording return to:

WC HIDDEN VALLEY, LLC, an Oregon

Limited Liability Company

P. O. Box 933

Merrill, OR 97633

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

WC HIDDEN VALLEY, LLC, an Oregon

Limited Liability Company

P. O. Box 933

Merrill, OR 97633

Escrow No. MT99016-CT

Title No. 0099016

MT99016-CT

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

JELD-WEN, inc., an Oregon corporation successor by merger to Trendwest Development Company, an Oregon Corporation,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

WC HIDDEN VALLEY, LLC, an Oregon Limited Liability Company,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$224,000.00.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

In construing 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.

2013-014111

Klamath County, Oregon

12/27/2013 03:38:25 PM

Fee: \$47.00

4-12-11

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 27th day of December, 2013; if a corporate grantor, 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.

JELD-WEN, inc., an Oregon corporation

BY: [Signature]
Jeffrey Woolworth, Real Estate Manager

State of Oregon
County of Klamath



This instrument was acknowledged before me on December 27, 2013 by Jeffrey Woolworth as Real Estate Manager for JELD-WEN, Inc., an Oregon Corporation.

[Signature]
(Notary Public for Oregon)

My commission expires 4/1/2017

EXHIBIT "A"
LEGAL DESCRIPTION

All that real property situated in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Section 22: E1/2 SE1/4

EXCEPTING THEREFROM any portion lying within the boundaries of TRACT 1251- OLENE HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SECTION 26: SW1/4

SECTION 27: That portion of Section 27 lying Easterly of the U.S.B.R. F-1 Lateral excepting the Southerly 358.00 feet of the SE1/4 SW1/4.

ALSO EXCEPTING THEREFROM property more particularly described as follows:

Beginning at the North 1/4 corner of said Section 27, thence South 89°17'32" East along the North line of said Section 27, 921.32 feet; thence South 969.11 feet; thence West 1228.80 feet to the Easterly right-of-way line of the U.S.B.R. F-1 Lateral; thence following along said lateral right-of-way line on the arc of a curve to the left (radius point bears South 72°32'00" West 163.24 feet and central angle = 23°00'00") 65.53 feet, North 40°28'00" West 286.30 feet, on the arc of a curve to the right (radius = 266.48 feet and central angle = 25°00' 00") 116.27 feet, North 15°28'00" West 95.29 feet, on the arc of a curve to the right (radius = 75.49 feet and central angle = 52°54'00") 69.70 feet, North 37°26'00" East 413.72 feet, on the arc of a curve to the right (radius = 266.48 feet and central angle = 14°18'00") 66.51 feet and North 51°44'00" East 98.90 feet to the Southerly right-of-way line of Crystal Springs Road; thence along said Crystal Springs Road right-of-way line South 89°43'32" East 22.84 feet and on the arc of a curve to the left (radius = 210.00 feet and central angle = 18°35'22") 68.13 feet to a point on the North line of said Section 27; thence South 89°17'32" East 126.05 feet to the point of beginning, with bearings based on Survey No. 1124 as filed in the office of the Klamath County Surveyor.

SECTION 35: W1/2