



2014-013131
Klamath County, Oregon
12/22/2014 12:28:01 PM
Fee: \$52.00

After Recording Return To:

(For Recorder's Use Only)

I. Kenneth Davis
Dunn Carney Allen Higgins & Tongue LLP
851 SW 6th Avenue, Suite 1500
Portland, OR 97204

**Until a change is requested
All tax statements shall be sent to:**

Fairmount Aviation, LLC
2636 Biehn Street
Klamath Falls, OR 97601

DEED – IMPROVEMENTS ONLY

JELD-WEN, INC., an Oregon corporation, Grantor, hereby conveys and specially warrants to FAIRMOUNT AVIATION, LLC, an Oregon limited liability company, Grantee, all of Grantor's right, title and interest in and to all improvements on the real property described in the attached Exhibit A (the "Land"), situated in the County of Klamath and State of Oregon, including, without limitation, all buildings, structures, fuel facilities and fixtures, and all paving, landscaping and other site improvements, attached to the Land, and all privileges and other interests appurtenant thereto, free of encumbrances created or suffered by Grantor.

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.

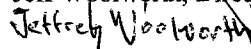
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,980,000.

IN WITNESS WHEREOF, Grantor has executed this instrument this 19th day of December, 2014.

JELD-WEN, INC.

By: 

Jeff Woolworth, Director of Real Estate



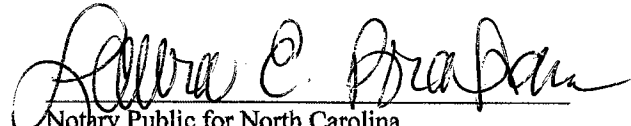
1 – DEED – IMPROVEMENTS ONLY

DCAPDX_1612653_v5

\$
52.00

STATE OF NORTH CAROLINA)
) ss.
County of ~~Polk~~)

 MECKLENBURG
The foregoing instrument was acknowledged before me this 10 day of December, 2014, by ^{Jeffrey}~~Jeffrey~~
Woolworth, acting in his capacity as Director of Real Estate of JELD-WEN, inc., an Oregon corporation.


Notary Public for North Carolina
My commission expires: NOVEMBER 24, 2018

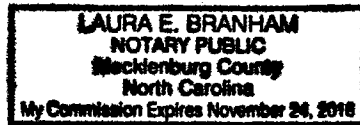


EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

A tract of land situated in the North one-half of Section 22, Township 39 South, Range 9 East, Willamete Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the Northeast corner of said Section 22 bears North 63°55'53" East, 2,058.49 feet; thence South 00°00'00" West 263.49 feet; thence North 90°00'00" East, 100.00 feet; thence South 00°00'00" West, 193.99 feet; thence North 90°00'00" West, 143.36 feet to a point of non-tangent curvature; thence along the arc of a 485.00 foot radius non-tangent curve to the left, through a central angle of 35°58'23", an arc distance of 304.51 feet (the long chord of which bears North 72°00'48" West, 299.53 feet) to a point of tangency; thence North 90°00'00" West 331.44 feet; thence North 03°30'27" West, 36.49 feet to a point of curvature; thence along the arc of a 450.00 foot radius curve to the left, through a central angle of 33°11'24", an arc distance of 260.67 feet (the long chord of which bears North 20°06'10" West, 257.05 feet) to a point of tangency; thence North 36°41'52" West, 75.51 feet; thence North 00°00'00" East, 26.63 feet; thence North 90°00'00" East, 795.40 feet to the point of beginning.