

BLK

MTC 80097AM

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



JELD-WEN, inc.

3250 Lakeport Blvd.

Klamath Falls, OR 97601

Grantor's Name and Address

JELD-WEN HOLDINGS, Inc.

401 Harbor Isles Blvd.

Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Same as above

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

2015-013879

Klamath County, Oregon

12/29/2015 11:15:42 AM

Fee: \$47.00

SPACE RESERVED  
FOR  
RECORDER'S USE

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that JELD-WEN, inc.

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto JELD-WEN HOLDINGS, Inc.

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 (legal description of property):

See attached legal description - "Exhibit A"

(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 \$3,641,010.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols  $\phi$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on \_\_\_\_\_; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

JELD-WEN, inc.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Dec. 23, 2015

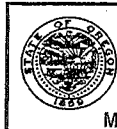
by David G. Stork

This instrument was acknowledged before me on

by David G. Stork

as Senior Vice President, General Counsel and Secretary

of JELD-WEN, inc.



OFFICIAL SEAL  
SUSAN E WEISKOPF  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 477007  
MY COMMISSION EXPIRES APRIL 01, 2017

Notary Public for Oregon

My commission expires 4/1/2017

## EXHIBIT "A"

A portion of the SE1/4 NE1/4, the NE1/4 SE1/4 and of Government Lot 4, all in Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is South 10°20' East a distance of 60 feet from the Southwest corner of Block 4, "Pelican City", Klamath County, Oregon, and running thence North 79°40' East 309 feet to the Westerly line of the right of way of the California Northeastern Railway; thence Southeasterly along said right of way, and 50 feet distant at right angles from the centerline thereof the following courses and distances: South 21°17' East 100 feet; South 24°10' East 100 feet; South 27°06' East 100 feet; South 30°08' East 100 feet; South 32°52' East 100 feet; South 35°30' East 100 feet; South 38°55' East 100 feet; South 41°34' East 100 feet; South 44°31' East 100 feet; South 47°11' East 100 feet; South 50°43' East 100 feet; South 48°00' East 44 feet to a point which is distant 25 feet Northerly at right angles from the centerline of the Shippington "E" Spur; thence Westerly parallel to and 25 feet distant Northerly at right angles from the centerline of said Shippington "E" Spur, with the following courses and distances: North 68°27' West 721.5 feet; North 70°06' West 100 feet; North 72°54' West 100 feet; thence North 76°42' West a distance of 30 feet, more or less, to a point on the centerline of Lakeport Boulevard; thence North 10°20' West along the centerline of said Lakeport Boulevard to a point which is on the said centerline and is South 79°40' West a distance of 30 feet from the place of beginning; thence North 79°40' East 30 feet to the place of beginning. Less right of way for Lakeport Boulevard.

Together with that portion of vacated Opal Street that inured thereto and was vacated by Ordinance No. 07-03 and recorded January 9, 2009 in Volume 2009-000274, Microfilm Records of Klamath County, Oregon