

**2016-005355**

**Klamath County, Oregon**

**05/20/2016 02:17:57 PM**

**Fee: \$77.00**

**RECORDING COVER SHEET**

**ORS 205.234**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &  
205.238:

**AmeriTitle**

**300 Klamath Avenue**

**Klamath Falls, Or 97601**

**2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

**Warranty Deed**

**3. DIRECT PARTY / GRANTOR – Required by ORS 234(1)(b)**

**D.G. Shelter Products Company, Klamath Division, Successor in interest to  
Klamath Lumber & Box Co., a California Corporation**

**4. INDIRECT PARTY / GRANTEE – Required by ORS 234(1)(b)**

**Jeld-Wen, inc**

**5. For an instrument conveying or  
contracting to convey fee title, the  
information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING  
ADDRESS:**

**No change**

**6. TRUE AND ACTUAL**

**CONSIDERATION** – Required by

ORS 93.030 for an instrument  
conveying or contracting to convey  
fee title or any memorandum of  
such instrument:

**\$500,000.00**

**7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A  
LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE –**

Required by ORS 312.125(4)(b)(B):

**n/a**

- 8. [Complete this section if applicable; otherwise leave blank.] If the instrument is  
being re-recorded under ORS 205.244, THIS INSTRUMENT IS RERECORDED AT  
THE REQUEST OF AmeriTitle TO CORRECT Legal description of Parcel 14  
PREVIOUSLY RECORDED IN BOOK M84 AND PAGE 16222 OR AS FEE NUMBER  
41366. Additional description of correction or other information, if applicable: Parcel  
14 should read: Township 40 South, Range 15 East of the Willamette  
Meridian, Klamath County, Oregon.**

**Section 30: Government Lots 3 and 4; the E1/2 of the SW1/4**

KNOW ALL MEN BY THESE PRESENTS, That D. G. SHELTER PRODUCTS COMPANY, KLAMATH DIVISION, Successor in interest to Klamath Lumber & Box Co., a California Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeld-Wen, Inc., hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

REFER TO LEGAL DESCRIPTIONS AS SET FORTH IN THE ATTACHED EXHIBIT "A"

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

## MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those in the attached exhibit "B", and those apparent upon the land if any, as of the date of this deed.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 500,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of September, 1984; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_ ss.

19 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of San Francisco ss.

September 14, 1984

Personally appeared \_\_\_\_\_

Robert F. Mellor

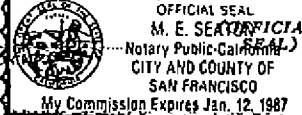
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

Shelter Products Company, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: M. E. Seaton

Notary Public for Oregon

My commission expires:



D. G. Shelter Products Company  
One Maritime Plaza Suite 2300  
San Francisco, Ca. 94111

GRANTOR'S NAME AND ADDRESS

Jeld-Wen, Inc.  
P.O. Box 1329  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jeld-Wen, Inc.  
P.O. Box 1329  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Jeld-Wen, Inc.  
P.O. Box 1329  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19 \_\_\_\_\_

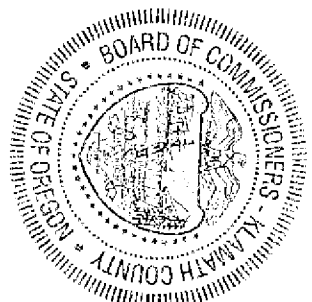
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

STATE OF OREGON)  
County of KLAMATH)  
I CERTIFY that this is a true and correct copy of a document in the possession of the Klamath County Clerk.  
Dated: 5-4-16  
LINDA SMITH, Klamath County Clerk  
By: D. Smith, Deputy



## EXHIBIT A

## DESCRIPTION

16223

## PARCEL 1: (Little Wocus Bay)

Township 31 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.  
Section 35: Government Lots 5 and 6

Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.  
Section 2: Government Lots 1, 2 and 5  
The E $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$

## PARCEL 2: (Jackson Creek)

Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.  
Section 7: Government Lots 3 and 4  
The E $\frac{1}{2}$  of the SW $\frac{1}{4}$

## PARCEL 3: (Geo. Smith Allotment)

Township 32 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.  
Section 34: NE $\frac{1}{4}$  of the NE $\frac{1}{4}$   
Section 35: NW $\frac{1}{4}$  of the NW $\frac{1}{4}$

## PARCEL 4: (House Allotment)

Township 35 South Range 7 East of the Willamette Meridian, Klamath County, Oregon.  
Section 9: Government Lots 15, 18, 19 and 20, EXCEPTING THEREFROM that portion conveyed to Frank G. Blanton, et ux by instrument recorded June 25, 1971 in Volume M71 at page 6624, Microfilm Records of Klamath County, Oregon, to wit:

The SW $\frac{1}{4}$  of the West half of Lot 20 in Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at the Southwest corner of said Lot 20; thence North 0°14'15" East, along the West line of said Lot, a distance of 328.65 feet to an iron pin; thence South 89°57'50" East a distance of 333.18 feet to an iron pin; thence South 0°11'28" West a distance of 329.05 feet to an iron pin on the South line of said Lot 20; thence North 89°53'45" West along said South line, a distance of 333.44 feet to an iron pin and the point of beginning. LESS AND EXCEPTING the portion lying within the right of way of State Secondary Highway #422.

## PARCEL 5: (Wright Springs)

Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.  
Section 35: The W $\frac{1}{2}$  of the NW $\frac{1}{4}$ .  
The N $\frac{1}{2}$  of the SW $\frac{1}{4}$

## PARCEL 6: (Sugar Pine Tract)

Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.  
Section 36: The N $\frac{1}{2}$  of the SW $\frac{1}{4}$   
The SE $\frac{1}{4}$

Township 36 South, Range 7 East of the Willamette Meridian, West of the lake, in Klamath County, Oregon.  
Section 31: The S $\frac{1}{2}$  of the NW $\frac{1}{4}$ ; the N $\frac{1}{2}$  of the SW $\frac{1}{4}$ ; the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$ .

## PARCEL 7: (Dice Spring)

Township 34 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon.  
Section 28: The NW $\frac{1}{4}$

PARCEL 8:

16224

Township 40 South, Range 14½ East of the Willamette Meridian, Klamath County, Oregon.  
Section 12: The N½ of the SW¼; the W½ of the SE¼

PARCEL 9:

Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 18: Government Lots 1, 2, 3, and 4

PARCEL 10:

Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 17: The W½ of the SE¼

PARCEL 11:

Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 16: All

PARCEL 12:

Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 19: The E½ of the SW¼; the NW¼ of the SE¼ and Government Lot 4

PARCEL 13:

Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 29: The NW¼ of the NW¼

PARCEL 14:

Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 30: Government Lots 3 and 4; the E½ of the SW¼

PARCEL 15:

Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 31: The SE¼ of the SW¼

PARCEL 16:

Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 33: The W½ of the NE¼; the NE¼ of the NW¼; the SE¼

PARCEL 17:

Township 41 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 4: Government Lot 1

PARCEL 18:

Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 34: The N½ of the N½

PARCEL 19:

Township 41 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 11: The SW¼ of the NW¼

PARCEL 20:

16225

Township 41 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 2: The SW $\frac{1}{4}$  of the SW $\frac{1}{4}$

PARCEL 21:

Township 41 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 3: The NW $\frac{1}{4}$  of the SE $\frac{1}{4}$

PARCEL 22:

Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 34: The SW $\frac{1}{4}$  of the SE $\frac{1}{4}$

PARCEL 23:

Township 41 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 4: Government Lot 4; the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; the W $\frac{1}{2}$  of the SW $\frac{1}{4}$ ; the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$   
Section 5: The E $\frac{1}{2}$  of the SE $\frac{1}{4}$ ; the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$   
Section 8: The N $\frac{1}{2}$  of the N $\frac{1}{2}$   
Section 9: The NW $\frac{1}{4}$  of the NW $\frac{1}{4}$

PARCEL 24:

Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 36: All

PARCEL 25:

Township 40 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.  
Section 20: The W $\frac{1}{2}$  of the SW $\frac{1}{4}$

## EXHIBIT B

## EXCEPTIONS

16226

1. Taxes for the fiscal year 1984-1984, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied, and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
4. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Potential Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied.
5. Access Road Easement, including the terms and provisions thereof,  
Dated: March 12, 1954  
Recorded: April 27, 1954  
Volume: 266, page 519, Deed Records of Klamath County, Oregon  
In favor of: United States of America  
Affects: Parcel 13 and 25
6. Road Easement, including the terms and provisions thereof,  
Dated: March 4, 1955  
Recorded: March 23, 1955  
Volume: 273, page 1515, Deed Records of Klamath County, Oregon  
In favor of: United State of America  
Affects: Portion of Parcel 23
7. Reservations, restrictions and easements as contained in Patent from the United States of America, recorded in Volume 293, page 67, Deed Records of Klamath County, Oregon, to wit:  
"and there is reserved from the lands hereby allotted, a right of way thereon for ditches or canals constructed by the authority of the United States."
8. Reservations, restrictions and easements as contained in Deed to Restricted Indian Land, recorded in Volume 293, page 69, Deed Records of Klamath County, Oregon, to wit:  
"Title to the above described property is conveyed subject to any existing easements for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water, are hereby reserved, in trust, to the grantor, pursuant to the provisions of the Act of August 13, 1954 (68 Stat. 720)."  
Affects Parcel 3
9. Reservations, restrictions and easements as contained in Patent from the United States of America, recorded in Volume 293, page 72, Deed Records of Klamath County, Oregon, to wit:  
"and there is reserved from the lands hereby allotted a right of way thereon for ditches or canals constructed by the authority of the United States."  
Affects Parcel 7
10. Reservations, restrictions and easements as contained in Deed to Restricted Indian Land recorded in Volume 293, page 74, Deed Records of Klamath County, Oregon, to wit:  
"Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water, are hereby reserved, in trust, to the grantor pursuant to the provisions of the Act of August 13, 1965 (68 Stat. 720)."  
Affects Parcel 7
11. Reservations, restrictions and easements as contained in Deed from United States of America, recorded in Volume 300, page 522, Deed Records of Klamath County, Oregon, to wit:  
"Rights of way to United States of America, its successors or assigns, for 60 foot road, P-3, Williamson River Road, approved by M. M. Zoller, Acting Superintendent, Klamath Indian Agency, on March 10, 1958, pursuant to the provisions of the Act of

(continued)

## 11. (continued)

February 5, 1948 (62 Stat. 17, 18), and Departmental regulations thereunder. Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same, so long as needed or used for or by the United States (Dept. Instr., January 13, 1916, 44 L. D. 513)."

Affects Parcel 2

12. Reservations, restrictions and easements as contained in Deed from the United States of America, recorded in Volume 301, page 441, Deed Records of Klamath County, Oregon, to wit:

"Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines, and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same, so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L. D. 513)."

Affects Parcel 5

13. Reservations, restrictions and easements as contained in Patent from United States of America, recorded in Volume 303, page 35, Deed Records of Klamath County, Oregon, to wit:

"and there is reserved from the lands hereby allotted, a right of way thereon for ditches or canals constructed by the authority of the United States."

Affects Parcel 5

14. Reservations, restrictions and easements as contained in Land Status Report recorded in Volume 303, page 37, Deed Records of Klamath County, Oregon, to wit:  
 "Right of way to United States of America, its successors or assigns for Wright's Meadows Road, Route S-47 (60 foot road) approved by M. M. Zoller, Assistant Superintendent, Klamath Indian Agency, on May 12, 1958, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 17), over the N $\frac{1}{2}$  SW $\frac{1}{4}$  Section 35, Township 35 South, Range 8 East, Willamette Meridian, Oregon. The above described property is subject for any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same, so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L. D. 513)."

Affects Parcel 5

15. Reservations, restrictions and easements as contained in Patent from the United States of America, recorded in Volume 303, page 640, Deed Records of Klamath County, Oregon, to wit:

"and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

Affects Parcel 2

16. Reservations, restrictions and easements as contained in Land Status Report recorded in Volume 303, page 642, Deed Records of Klamath County, Oregon, to wit:  
 "Right of way to United States of America, its successors or assigns, for 60 foot road P-3, Williamson River Road, approved by M. M. Zoller, Acting Superintendent, Klamath Indian Agency, on March 10, 1958, pursuant to the provisions of the Act of February 4, 1948 (62 Stat. 17, 18), and Departmental regulations thereunder."

Affects Parcel 2

17. Right of way Deed, including the terms and provisions thereof,

Dated: April 20, 1962

Recorded: April 27, 1962

Volume: 337, page 147, Deed Records of Klamath County, Oregon

In favor of: Klamath County

For: Williamson Road

Affects Parcel 2

16228

18. Right of Way Easement Deed, including the terms and provisions thereof,

Dated: June 8, 1964

Recorded: June 11, 1964

Volume: 353, page 422, Deed Records of Klamath County, Oregon

In favor of: United States of America

For: Jackson Creek Campground Road

Affects Parcel 2

19. Grant of Easement and Right of Way, including the terms and provisions thereof,

Dated: March 5, 1968

Recorded: March 12, 1968

Volume: M68, page 2000, Microfilm Records of Klamath County, Oregon

In favor of: United States of America

Affects Parcel 15

20. Grant of Easement and Right of Way, including the terms and provisions thereof,

Dated: April 10, 1968

Recorded: April 19, 1968

Volume: M68, page 3077, Microfilm Records of Klamath County, Oregon

In favor of: United States of America

Affects Parcel 25

21. Access Road Easement, including the terms and provisions thereof,

Dated: April 10, 1970

Recorded: Une 5 1970

Volume: M70, page 4522, Microfilm Records of Klamath County, Oregon

In favor of: United States of America

Affects Parcel 23

22. Right of Way Easement, including the terms and provisions thereof,

Dated: October 13, 1970

Recorded: October 13, 1970

Volume: M70, page 9158, Microfilm Records of Klamath County, Oregon

In favor of: United States of America

For: Road

Affects Parcel 7

23. Articles of Merger of Klamath Lumber Co., in D. G. Shelter Products Company were recorded May 24, 1977 in Volume M77, page 8983, and recorded June 2, 1977 in Volume M77, page 9613, Microfilm Records of Klamath County, Oregon.

(All documents executed by a corporation which has undergone a merger or consolidation must include the following language: "D.G. Shelter Products Company, a California corporation, as the surviving corporation by reason of a merger with Klamath Lumber Co.")

24. Exclusive Road Easements, including the terms and provisions thereof,

Recorded: June 16, 1983

Volume: M83, page 9371, Microfilm Records of Klamath County, Oregon

Re-recorded: July 11, 1983

Volume: M83, page 10953, Microfilm Records of Klamath County, Oregon

In favor of: United States of America

Affects Parcel 9

25. Financing Statements, if any, on file in the office of the Secretary of State.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 19 day of Sept. A.D. 19 84

at 4:00 o'clock P M, and duly

recorded in Vol. M84 of Deeds

Page 16222

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 28.00