



After recording return to:
Klamath Works, Inc.
1930 South 6th Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Klamath Works, Inc.
1930 South 6th Street
Klamath Falls, OR 97601

File No.: NCS-1242136-OR1 (WW)
Date: December 23, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jeld-Wen, Inc., a Delaware corporation, successor by merger of Trendwest, Inc., an Oregon corporation, successor by merger of Klamath Falls Brick & Tile Company, an Oregon corporation, as to Parcels 1, 2, 3, 4 and 5; Jeld-Wen, Inc., a Delaware corporation, who took title as Jeld-Wen, Inc. an Oregon corporation, as to Parcel 6, Grantor, conveys and warrants to Klamath Works, Inc., an Oregon non-profit corporation, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to: See Exhibit B attached

The true consideration for this conveyance is **\$476,000.00**. (Here comply with requirements of ORS 93.030)

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

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Statutory Warranty Deed
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EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1: TL 800

BEGINNING AT A POINT WHICH IS WEST 1330 FEET AND NORTH 350 FEET FROM THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30, TOWNSHIP 36 SOUTH OF RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH AND PARALLEL TO THE LINE BETWEEN SECTIONS 19 AND 20, 480 FEET; THENCE EAST AND PARALLEL TO THE SECTION LINE BETWEEN SECTIONS 19 AND 30, 332 1/2 FEET; THENCE SOUTH AND PARALLEL TO THE SECTION LINE BETWEEN SECTIONS 19 AND 20, 480 FEET; THENCE WEST AND PARALLEL TO THE SECTION LINE BETWEEN SECTIONS NINETEEN AND THIRTY 332 1/2 FEET TO THE POINT OF BEGINNING.

PARCEL 2: TL 2200

BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SECTION 19 A DISTANCE OF 558 FEET TO A POINT; THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SECTION 19 A DISTANCE OF 350 FEET TO A POINT; THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SECTION 19 A DISTANCE OF 558 FEET TO A POINT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SECTION 19 A DISTANCE OF 350 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

BEGINNING AT THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 (ALSO BEING THE NORTHEAST CORNER OF VACATED BLOCK 34); THENCE SOUTH 00° 13' 18" WEST, ALONG THE EAST LINE OF SAID VACATED BLOCK 34, 42.47 FEET; THENCE SOUTH 81° 10' 47" WEST 127.11 FEET; THENCE SOUTH 79° 21' 32" WEST 105.55 FEET; THENCE SOUTH 86° 11' 21" WEST 32.68 FEET; THENCE NORTH 04° 19' 21" WEST 95.72 FEET TO THE LINE COMMON TO SAID SECTIONS 19 AND 30; THENCE NORTH 273.81 FEET; THENCE EAST 251.77 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MONTELIUS STREET; THENCE SOUTH 00° 55' 30" EAST, ALONG SAID RIGHT OF WAY LINE, 273.20 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 19; THENCE NORTH 89° 51' 18" EAST 10.00 FEET TO THE POINT OF BEGINNING.

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PARCEL 3: TL 1300

COMMENCING AT A POINT WHICH IS WEST 997.5 FEET AND NORTH 350 FEET DISTANT FROM CORNER COMMON TO SECTIONS 19, 20, 29 AND 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE EAST 622 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 352 FEET; THENCE NORTH 100 FEET; THENCE WEST 352 FEET; THENCE SOUTH 100 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4: TL 100

LOTS 12 AND 13 OF BLOCK 32, LOT 7 OF BUENA VISTA ADDITION TO KLAMATH FALLS, OREGON, ACCORDING TO THE DULY RECORDED PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THAT PORTION OF VACATED KILN STREET WHICH ATTACHES THERETO BY ORDINANCE RECORDED FEBRUARY 15, 1960 IN BOOK 319, PAGE 31, DEED RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL 5: TL 200

THE NORTHEASTERLY PORTION OF LOT 11, BLOCK 32, BUENA VISTA ADDITION, KLAMATH FALLS, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" PIPE LOCATED IN THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG EASTERLY LINE OF LOT 11, NORTH 15° 03' 03" EAST 58.0 FEET TO THE TRUE POINT OF BEGINNING, A 1/2 INCH REBAR; THENCE ALONG SAID LINE NORTH 15° 03' 30" EAST TO A POINT WHICH IS THE NORTHEASTERLY CORNER OF LOT 11; THENCE NORTH 74° 56' 30" WEST 50.0 FEET TO A 5/8" REBAR ALSO THE NORTHWESTERLY CORNER OF LOT 11; THENCE SOUTH 15° 3' 30" WEST ALONG WESTERLY SAID LOT LINE 8.3 FEET TO A 1/2" REBAR; THENCE SOUTH 19° 05' 30" EAST 89.05 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 6: TL 801

BEGINNING AT A POINT WHICH IS WEST 997 1/2 FEET NORTH 350 FEET DISTANT FROM CORNER COMMON TO SECTIONS 19, 20, 29 AND 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH AND PARALLEL WITH SECTION LINE BETWEEN SECTIONS 19 AND 20 SAID TOWNSHIP AND RANGE 480 FEET TO A POINT; THENCE EASTERLY AND PARALLEL WITH SECTION LINE BETWEEN SECTIONS 19 AND 30 A DISTANCE OF 332 1/2 FEET TO A POINT; THENCE SOUTHERLY PARALLEL WITH SECTION LINE BETWEEN SECTIONS 19 AND 20 A DISTANCE OF 480 FEET; THENCE WESTERLY AND

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PARALLEL TO SECTION LINE BETWEEN SECTIONS 19 AND 30 A DISTANCE OF 332 1/2 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

BEGINNING AT A 1/2 INCH IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF GAGE ROAD MARKING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL 2 IN DEED VOLUME M95, PAGE 8694 OF THE KLAMATH COUNTY DEED RECORDS, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 19 BEARS EAST 665.31 FEET AND SOUTH 829.79 FEET; THENCE SOUTH, ALONG THE EAST LINE OF SAID PARCEL 2, 299.87 FEET; THENCE WEST 7.50 FEET; THENCE NORTH 299.87 FEET; THENCE EAST 7.50 FEET TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.

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Exhibit "B"

1. Water rights, claims or title to water, whether or not shown by the public record.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
4. Transmission line Easement, including the terms and provisions thereof, by Bernard C. Johnson and Beatrice E. Johnson to United States of America, dated October 30, 1951, recorded October 31, 1951 in Volume 250, Page 585, records of Klamath County, Oregon.

The interest of the United States of America in said easement was Quitclaimed to The California Oregon Power Company, by deed recorded April 12, 1954 in Volume 266, Page 316, records of Klamath County, Oregon.

5. City of Klamath, Ordinance No. 00-22, an Ordinance
Recorded: December 05, 2000 in Volume M00, Page 43657, records of
Klamath County, Oregon
6. Order Klamath County Forestland Classification Committee, including terms and provisions thereof.
Recorded: February 19, 2013 in Volume 2013, Page 001802, records of
Klamath County, Oregon
7. Unrecorded leases or periodic tenancies, if any.