



After recording return to:
Adams Industrial LLC
1311 N 79th Street
Seattle, WA 98103

Until a change is requested all tax
statements shall be sent to the
following address:
Adams Industrial LLC
1311 N 79th Street
Seattle, WA 98103

File No.: NCS-1242115-OR1 (WW)
Date: December 23, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

First American Title Insurance Company

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 and 5 and JELD-WEN, Inc., an Delaware corporation, who aquired title as JELD-WEN, Inc, an Oregon corporation, as to Parcel 4, Grantor, conveys and warrants to Adams Industrial LLC, an Oregon limited liability company, 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 **\$301,000.00**. (Here comply with requirements of ORS 93.030)

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EXHIBIT A

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

PARCEL 1:

A TRACT OF LAND DESCRIBED AS FOLLOWS: A STRIP OF LAND 230 FEET WIDE BEING 80 FEET WIDE ON THE WESTERLY SIDE AND 150 FEET WIDE ON THE EASTERLY SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT AN IRON PIN WHICH LIES NORTH ALONG THE SECTION LINE A DISTANCE OF 1907.5 FEET AND WEST A DISTANCE OF 839.55 FEET FROM THE IRON AXLE WITH PINION WHICH MARKS THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST, W.M., AND RUNNING THENCE NORTH 1° 34' EAST A DISTANCE OF 211 FEET TO AN IRON PIN WHICH IS THE POINT OF CURVATURE OF A 10° CURVE TO THE LEFT; THENCE IN A NORTHWESTERLY DIRECTION FOLLOWING THE ARC OF A 10° CURVE TO THE LEFT A DISTANCE OF 359 FEET MORE OR LESS TO AN IRON PIN WHICH LIES ON THE SOUTHERLY RIGHT OF WAY LINE OF THE PELICAN CITY ROAD, 30' SOUTHERLY AT RIGHT ANGLES FROM ITS CENTER LINE (THE LONG CHORD OF THIS CURVE BEARS NORTH 16° 23' WEST, A DISTANCE OF 353.2 FEET.

PARCEL 2:

BEGINNING AT A POINT NORTH 1907.5 FEET AND WEST 430.7 FEET FROM THE SOUTHEAST CORNER FROM SECTION 19, TOWNSHIP 36 SOUTH OF RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE WEST 907 FEET TO THE EAST LINE OF ALMA ALLEY; THENCE SOUTH 575 FEET MORE OR LESS TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST 907 FEET TO A POINT SOUTH OF THE POINT OF THE BEGINNING; THENCE NORTH 575.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT WHICH IS 860 FEET NORTHERLY AND 817 FEET WESTERLY FROM THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST, W.M. ; THENCE WESTERLY AND PARALLEL TO SECTION LINE BETWEEN SECTIONS 19 AND 30, 150 FEET TO A POINT; THENCE NORTH 277.5 FEET TO A POINT; THENCE EAST 150 FEET TO A POINT SOUTH 278 FEET TO PLACE OF BEGINNING, BEING A PORTION OF THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF

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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.

Dated this 26th day of December, 2024.

JELD-WEN, Inc., a Delaware corporation

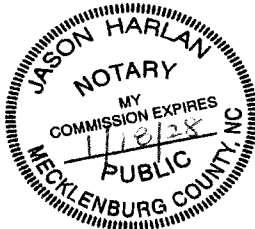
By: _____

Name: Jeff Woolworth

Title: Director of Real Estate

STATE OF NORTH CAROLINA)
)ss.
County of MECKLENBURG)

This instrument was acknowledged before me on this 26th day of December, 2024
by Jeff Woolworth as Director of Real Estate of JELD-WEN, Inc., a Delaware corporation, on
behalf of the Delaware corporation.



Jason Harlan
Notary Public for Oregon N.C.
My commission expires: 1/18/28

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SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST, W.M.

ALSO

BEGINNING AT A POINT 860 FEET NORTH OF CORNER COMMON TO SECTIONS 19, 20, 29 AND 30, TOWNSHIP 36 SOUTH, RANGE 9 EAST, W.M., AND 817 FEET WESTERLY AND PARALLEL TO SECTION LINE BETWEEN SECTIONS 19 AND 30, SAME TOWNSHIP AND RANGE; THENCE NORTHERLY AND PARALLEL TO LINE BETWEEN SECTIONS 19 AND 20, A DISTANCE OF 467 FEET, MORE OR LESS; THENCE EASTERLY AND PARALLEL TO LINE BETWEEN SECTIONS 19 AND 30, A DISTANCE OF 100 FEET; THENCE SOUTHERLY AND PARALLEL TO SECTION LINE BETWEEN SECTIONS 19 AND 20, A DISTANCE OF 467.5 FEET MORE OR LESS; THENCE WESTERLY AND PARALLEL TO LINE BETWEEN SECTIONS 19 AND 30, A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING.

ALSO

BEGINNING AT A POINT WHICH IS 1137.5 FEET NORTH AND 817 FEET WEST FROM THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST, W.M. ; THENCE WESTERLY AND PARALLEL TO THE SECTION LINE BETWEEN SECTIONS 19 AND 30, 150 FEET; THENCE NORTH 169 FEET; THENCE EAST 150 FEET; THENCE SOUTH 189 FEET TO THE PLACE OF BEGINNING.

PARCEL 4:

THE FOLLOWING DESCRIBED PARCEL SITUATE IN SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON:

BEGINNING AT A POINT 860 FEET NORTH OF THE CORNER COMMON TO SECTIONS 19, 20, 29, AND 30 IN TOWNSHIP 38 SOUTH OF RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND 717 FEET WESTERLY AND PARALLEL TO SECTION LINE BETWEEN SECTIONS 19 AND 30, SAME TOWNSHIP AND RANGE; THENCE NORTHERLY AND PARALLEL TO LINE BETWEEN SECTIONS 19 AND 20, A DISTANCE OF 467.5 FEET, MORE OR LESS; THENCE, EASTERLY AND PARALLEL TO LINE BETWEEN SECTIONS 19 AND 30, A DISTANCE OF 100 FEET; THENCE SOUTHERLY AND PARALLEL TO SECTION LINE BETWEEN SECTIONS 19 AND 20, A DISTANCE OF 468 FEET, MORE OR LESS; THENCE WESTERLY AND PARALLEL TO LINE BETWEEN SECTIONS 19 AND 30, A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING.

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PARCEL 5:

FRACTION OF SOUTHEAST 1/4 SOUTHEAST 1/4, SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 860 FEET NORTH OF CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 IN TOWNSHIP 38 SOUTH, RANGE 9 EAST, W.M., AND 617 FEET WESTERLY AND PARALLEL TO SECTION LINE BETWEEN SECTIONS 19 AND 30, SAME TOWNSHIP AND RANGE; THENCE NORTHERLY AND PARALLEL TO LINE BETWEEN SECTIONS 19 AND 20, A DISTANCE OF 468 FEET, MORE OR LESS; THENCE EASTERLY AND PARALLEL TO LINE BETWEEN SECTIONS 19 AND 30, A DISTANCE OF 100 FEET; THENCE SOUTHERLY AND PARALLEL TO SECTION LINE BETWEEN SECTIONS 19 AND 20, A DISTANCE OF 688.5 FEET, MORE OR LESS; THENCE WESTERLY AND PARALLEL TO LINE BETWEEN SECTIONS 19 AND 30, A DISTANCE OF 100 FEET TO THE PLACE 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. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
3. Right of Way, including the terms and provisions thereof, given by E. S. Linville et ux to The California Oregon Power Co., recorded October 06, 1921, in Volume 56, Page 599, Deed Records of Klamath County, Oregon.
(Affects Parcels 3, 4 and 5)
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, Deed 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, Deed Records of Klamath County, Oregon.
(Affects Parcels 3, 4 and 5)
5. City of Klamath, Ordinance No. 00-22, an Ordinance
Recorded: December 05, 2000 in Volume M00, Page 43657, Deed Records of Klamath County, Oregon
6. Creation of a Public Utility Easement, including terms and provisions thereof.
Recorded: January 20, 2005 in Volume M05, Page 04354, Deed Records of Klamath County, Oregon
(Affects Parcel 1)
7. Easement and Equitable Servitudes, including terms and provisions thereof.
Recorded: December 28, 2005 as Document No. M05-71974, Deed Records of Klamath County, Oregon
8. Order Klamath County Forestland Classification Committee,, including terms and provisions thereof.
Recorded: February 19, 2013 as Document No. 2013-001802, Deed Records of

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9. General Easement Agreement, including terms and provisions thereof.
Recorded: August 21, 2013 as Document No. 2013-009602, Deed Records of
Klamath County, Oregon
10. Unrecorded leases or periodic tenancies, if any.