



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-1242137-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 & Title Company, an Oregon corporation, 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 **\$2,500.00**. (Here comply with requirements of ORS 93.030)

First American Title Insurance Company

APN: 441640

Statutory Warranty Deed
- continued

File No.: NCS-1242137-OR1
(WW)

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.

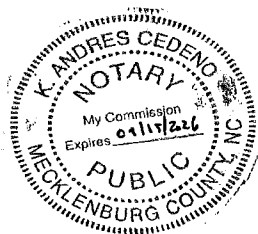
Dated this 30th day of December, 2024.

JELD-WEN, Inc., a Delaware corporation

By: [Signature]
Name: Jeff Woolworth
Title: Director of Real Estate

STATE OF North Carolina)
County of Mecklenburg) ss.

This instrument was acknowledged before me on this 30 day of December, 2024 by Jeff Woolworth as Director of Real Estate of JELD-WEN, Inc., a Delaware corporation, on behalf of the corporation.



[Signature]
Notary Public for Mecklenburg
My commission expires: 04/15/2026

APN: **441640**

Statutory Warranty Deed
- continued

File No.: **NCS-1242137-OR1**
(WW)

EXHIBIT A

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

LOTS 1, 11 AND 12, BLOCK 36 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

APN: **441640**

Statutory Warranty Deed
- continued

File No.: **NCS-1242137-OR1**
(WW)

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