

MTC 1396-6905

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That TRENDWEST, inc., an Oregon Corporation now known as JELD-WEN, inc., an Oregon Corporation by merger

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JELD-WEN, inc., an Oregon Corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

PLEASE SEE ATTACHED EXHIBIT "A"

MOUNTAIN TITLE COMPANY

"This instrument will 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 approved uses."

*AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S.30.930 IN ALL ZONES

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 and the above granted premises, free from all encumbrances

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 \$ 185,000.00

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 10TH day of MARCH, 19 94; 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.

Trendwest, inc. now known as Jeld-Wen Inc. by merger

By- [Signature]
By- [Signature]

STATE OF OREGON,
County of Klamath) ss.
MARCH 11, 19 94

Personally appeared the above named

HAROLD DEERAN
RONALD R. BULL

and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon
My commission expires: 9/24/96



OFFICIAL SEAL
JANET L. BIDGARY
NOTARY PUBLIC-OREGON
COMMISSION NO. 018588
MY COMMISSION EXPIRES SEP. 24, 1996

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)

TRENDWEST, A DIVISION OF JELD-WEN

803 Main Suite 300

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Jeld-Wen Inc.

3303 Lakeport Blvd.

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jeld-Wen Inc.

3303 Lakeport Blvd.

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.

3303 Lakeport Blvd.

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.

SPACE RESERVED

FOR
RECORDERS USE

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

Unit No. B-2 of HARBOR ISLES CONDOMINIUMS, PHASE II, TRACT 1284, situated in a portion of Lot 1 of Tract 1275 and a portion of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238, being in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and further described in that certain Declaration recorded in Volume M83, page 21250 and supplemented in Volume M93, page 27937, Microfilm Records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owners' Association recorded simultaneously therewith.

MOUNTAIN TITLE COMPANY, . has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day
of March A.D., 19 94 at 9:43 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 7681.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Muelendorp