

77478

MTC 47475-MS
STATUTORY WARRANTY DEEDVol. M99 Page 12187

99 APR -5 P3:27

JELD-WEN, INC., an Oregon Corporation, Grantor, conveys and warrants to Scott Pennington as an unmarried man
Single, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Unit 6 of Stage 3 of Harbor Isles Golf Course Condominium, together with the general and limited common elements pertaining thereto, as provided in the Supplemental Declaration Submitting Stage 3 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded the 16th day of February, 1999 in the Records of Klamath County, Oregon. The land included within such property is described in Exhibit A to the Supplemental Declaration and such description is incorporated herein by reference.

SUBJECT TO:

1. The terms and provisions of the Oregon Condominium Act, and the terms, provisions, covenants, assessments and easements contained in the above-described Supplemental Declaration and the Bylaws of the Harbor Isles Golf Course Condominium Association, Inc. filed therewith. The Unit may only be used for the purposes permitted in such documents.
2. All covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration Submitting The Harbor Isles Golf Course Condominium to Condominium Ownership dated November 2, 1994 and recorded January 9, 1995 in Volume M95, Page 541, Official Records of Klamath County, and the Supplemental Declaration Submitting Stage 3 of Harbor Isles Golf Course Condominium to Condominium Ownership, dated December 15, 1998 and recorded February 16, 1999, in Volume M99, Page 5296, Official Records of Klamath County, Oregon, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.
3. Non-delinquent real property taxes and assessments for the current fiscal year and all later years, and any title, interest or encumbrance arising by, through or under Grantee.

The true consideration for this conveyance is \$129,900.00.

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

"GRANTOR" JELD-WEN, INC., an Oregon Corporation

By: [Signature]
Its Authorized Agent

STATE OF OREGON)

)ss.

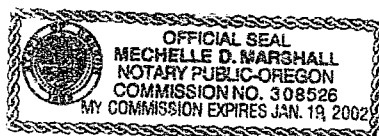
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 22nd day of February, 1999

by Tony DePinto, the Agent of JELD-WEN, INC., on behalf of the corporation

WITNESS my hand and official seal

Mechelle D. Marshall
NOTARY PUBLIC FOR OREGON



JELD-WEN, Inc.
3250 Lakeport Blvd.
Klamath Falls, OR 97601,
Grantor

Scott Pennington
1011 Bismark
Klamath Falls, OR 97601,
Grantee

AFTER RECORDING RETURN TO

Scott Pennington
1011 Bismark
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON, ss.

County of Klamath
Filed for record at request of:

Klamath

on this 5th day of April
A.D. 1999 at 3:27 o'clock P.

M. And duly recorded in Vol. M99
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Linda Smith, County Clerk

By [Signature]
Deputy

Fee, \$30.00

Until a change is requested, all tax statements shall be sent to the following address:
Scott Pennington
1011 Bismark
Klamath Falls, OR 97601