

1999 JUL 15 PM 3:42

MT 44733-LW  
WARRANTY DEED

Vol M99 Page 28391

JELD-WEN, inc., AN OREGON CORPORATION, Grantor,

hereby grant, bargain, sell, warrant and convey to:

FRED W. KOEHLER, JR. and RUTH A. KOEHLER, husband and wife, Grantee,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
TAX ACCOUNT NO.: 3809-019CD-00100-000 3809-019CD-00101-000

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is 144,876.80.

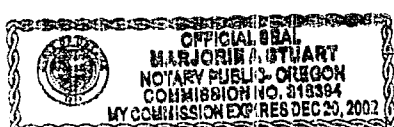
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1003 BISMARK STREET, KLAMATH FALLS, OR 97601

Dated this 15th day of July, 1999

JELD-WEN, inc., AN OREGON CORPORATION  
BY: [Signature]  
KEN BLACK, GENERAL MANAGER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 15, 1999 by KEN BLACK, AS GENERAL MANAGER FOR JELD-WEN, inc., AN OREGON CORPORATION.



[Signature]  
(Notary Public for Oregon)  
My commission expires 12-20-02

ESCROW NO. MT44733-LW

Return to:  
FRED W. KOEHLER, JR.  
1003 BISMARK STREET  
KLAMATH FALLS, OR 97601

EXHIBIT "A"  
LEGAL DESCRIPTION

Unit 10 of Tract 1351 of HARBOR ISLES GOLF COURSE CONDOMINIUMS - STAGE 4, and further described in that certain Declaration recorded in Volume M99, page 19537, 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.

State of Oregon, County of Klamath  
Recorded 7/15/99, at 3:42 p. m.  
In Vol. M99 Page 28391  
Linda Smith,  
County Clerk      Fee \$ 35- KR