

1999 DEC 30 PM 3:21

MTTC 49905-MS  
STATUTORY WARRANTY DEED

Vol M99 Page 51338

JELD-WEN, INC., an Oregon Corporation, Grantor, conveys and warrants to L. Andrea Cocco as  
Sole and Separate Grantee, the following described real property, free of encumbrances except as  
specifically set forth herein:

Unit 8 of Stage 5 of Harbor Isles Golf Course Condominium, together with the general and limited common  
elements pertaining thereto, as provided in the Supplemental Declaration Submitting Stage 5 of Harbor  
Isles Golf Course Condominium to Condominium Ownership, recorded the 23rd day of June, 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 5 of Harbor Isles Golf Course Condominium to Condominium  
Ownership, dated March 12, 1999 and recorded June 23, 1999, in Volume M99, Page 24677, 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 \$132,900.00.

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.

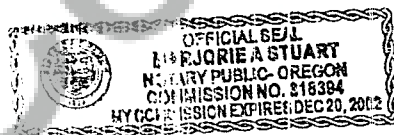
COUNTY OF KLAMATH )

The foregoing instrument was acknowledged before me this 28th day of December, 19 99

by Ken Black the General Manager of JELD-WEN, INC., on behalf of the corporation.

WITNESS my hand and official seal

[Signature]  
NOTARY PUBLIC FOR OREGON



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

L. Andrea Cocco  
1021 W. 15th Unit 1  
Spokane, WA 99203,  
Grantee

AFTER RECORDING RETURN TO

L. Andrea Cocco  
1021 W. 15th Unit 1  
Spokane, WA 99203

SPACE RESERVED  
FOR  
RECORDERS USE

STATE OF OREGON,

ss.

County of Klamath  
Filed for record at request of:

on this \_\_\_\_\_ day of \_\_\_\_\_  
A.D. \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_  
M. And duly recorded in Vol. \_\_\_\_\_  
of \_\_\_\_\_ Page \_\_\_\_\_

Be: Bernetha G. Letsch, County Clerk

By \_\_\_\_\_  
Deputy

Fee,

Until a change is requested, all tax statements shall be sent to the following address:  
L. Andrea Cocco  
1021 W. 15th Unit 1  
Spokane, WA 99203

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EXHIBIT "A"  
LEGAL DESCRIPTION

51339

Unit 3 of Tract 1354 of HARBOR ISLES GOLF COURSE CONDOMINIUMS - STAGE 5, and further described in that certain Declaration recorded in Volume M99, page 24677, 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 12/30/99, at 3:21 p. m.  
In Vol. M99 Page 51338  
Linda Smith,  
County Clerk Fee \$ 35<sup>00</sup>

Unofficial  
Copy