

200 MAR 10 PM 3:44

MTC 50521-MS
STATUTORY WARRANTY DEED

Vol M00 Page 7905

JELD-WEN, inc., an Oregon Corporation, Grantor, conveys and warrants to Ashley-Nicole Browning & June S. Nowlan, as Joint Tenants With Right of Survivorship, Grantee, the following described real property, free of encumbrances except as specifically set forth herein: PLEASE SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL

Lot Unit B-1, Harbor Isles Condominiums, Phase II, Tract 1284 together with the general and limited common elements pertaining thereto, as provided in the Supplemental Declaration of Unit Ownership for Harbor Isles Condominiums Phase II, recorded the 25th day of October, 1993 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:

Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to 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 Supplemental Declaration of Unit Ownership for Harbor Isles Condominiums Phase II, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

The true consideration for this conveyance is \$187,000.00.

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: Judy Urback
Its Authorized Agent

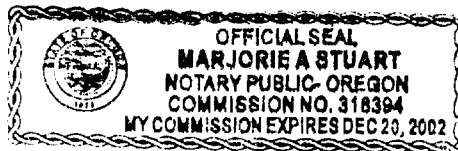
STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 10th day of March, 2000

by Judy Urback (Officer), the Authorized signer (Title) of JELD-WEN, inc., on behalf of the Corporation.

WITNESS my hand and official seal

Marjorie A Stuart
NOTARY PUBLIC FOR OREGON



WARRANTY DEED
JELD-WEN, inc. 3250 Lakeport Blvd. Klamath Falls, OR 97601 Grantor Ashley-Nicole Browning June S. Nowlan 3944 Harvest Circle Oakley, Ca 94561 Grantee
AFTER RECORDING RETURN TO Ashley-Nicole Browning June S. Nowlan 2904 Front Street Klamath Falls, OR 97601

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 _____
Linda Smith, County Clerk
By _____ Deputy
Fee,

Until a change is requested, all tax statements shall be sent to the following address:
Ashley-Nicole Browning
June S. Nowlan
2904 Front Street
Klamath Falls, OR 97601

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Unit No. B-1 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.

State of Oregon, County of Klamath
Recorded 3/10/00, at 3:44 p. m.
In Vol. M00 Page 7905
Linda Smith,
County Clerk Fee \$ 26⁰⁰