

RETURN TO: Brandsness, Brandsness, Rudd & Bunch P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Harbor Isles Tennis Club P.O. Box 1329 Klamath Falls, OR 97601
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State of Oregon, County of Klamath
Recorded 06/26/2003 10:30 a m.
Vol M03 Pg 43850-56
Linda Smith, County Clerk
Fee \$ 51.00 # of Pgs 7

-SPECIAL WARRANTY DEED-

Trendwest Development / Jeld Wen Inc. / Harbor Links Inc., Grantors, convey and specially warrants to Harbor Isles Tennis Club, Grantee, the following described real property situated in Klamath County, Oregon:

See Attached Exhibit "A"

Free of encumbrances except as specifically set forth below:

1. Flood Plain - The FEMA flood level for this property is 4,142 feet above sea level. The flood level of the tennis building as it existed on June 9, 2003 is 4,142.2 feet and a portion of the addition to be built is 4,142.2 and 4,140.2 respectively. The building upon the property is built below the flood plain as designated by FEMA. As of the date of this conveyance the Grantor(s) of the property is aware of the elevation. The Grantor(s) is self-insured and does not carry flood insurance through a public insurance agency. The existing building upon the property and any proposed additions after the date of this conveyance have been designed to accommodate any floods and to ensure public safety and to prevent potential damage to the buildings. This Deed Restriction is placed upon this Deed at the request of the Klamath County Building Department to ensure notification to successive landowners and shall run with the land.

2. The property conveyed herein consists of more than one lot or parcel. No individual lot or parcel conveyed herein may be sold separately unless the common structure is

removed or the existing structure contains a firewall between the two lots or parcels and the buildings meet all City of Klamath Falls Code setback requirements.

3. These Deed Restrictions may not be removed without the written consent of the Klamath County Building Department and the City of Klamath Falls Planning Department.

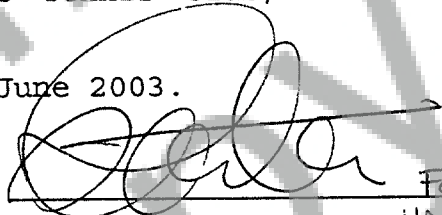
The true and actual consideration for this conveyance is

\$_____.

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.

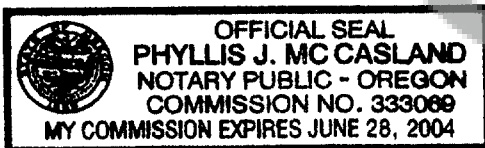
Until a change is requested, all tax statements shall be mailed to Grantee at: Harbor Isles Tennis Club, P.O. Box 1329, Klamath Falls, Oregon, 97601.

DATED this 26 day of June 2003.


FOR
HARBOR ISLES
T.W., J.W.

STATE OF OREGON)
) ss. June 26, 2003.
County of Klamath)

Personally appeared the above-named Russ Carter
and acknowledged the foregoing instrument to be his voluntary
act. Before me:



Phyllis J. McCasland
Notary Public for Oregon
My Commission expires: June 28, 2004

SHIPPINGTON
ADD



380;
K1 AMATH

43853

Assessor 640 K 480

Property Data Selection Menu

-1

Prop ID : R701404 (Real Estate) Owner: TRENDWEST DEVELOPMENT CO
 Map Tax Lot: R-3809-019CB-00100-000 (95721) HARBOR ISLES TENNIS CLUB
 Legal : TWP 38 RNGE 9, BLOCK SEC 19, TRACT P O BOX 1329
 POR NW4SW4, ACRES 1.72 KLAMATH FALLS, OR 97601

Situs : Year Built :
 Name(s) : Living Area: 15923
 Code Area : 001
 Sale Info :
 Deed Type : 2002 Roll Values

Instrument: 334-367	Improvements	\$	348,620 (+)
2001 Tax Status * No Taxes Due *	Land	\$	185,000 (+)
Current Levied Taxes : 4,472.29	Appraised	\$	533,620 (=)
Special Assessments :	Exemptions	\$	0 (-)
2002-03 SB125 Taxes :	Taxable RMV	\$	533,620 (=)
	M50 Assessed	\$	281,070

(AD) Alt Disp	(Y) primary	(S) econdary	(L) and/Impr
(G) en Appr	(O) wnership	(H) istory	(.) More

Enter Option from Above or <RET> to Exit: _

1(033,043) Printer: None

9/26/02 10:00:21 AM
 AmeriTitle

43854

Assessor 640 X480

Property Data Selection Menu

-1

Prop ID : R434658 (Real Estate) Owner: TRENDWEST DEVELOPMENT CO
 Map Tax Lot: R-3809-019CC-00400-000 (95721) HARBOR ISLES TENNIS CLUB
 Legal : SHIPPINGTON 1ST ADDITION, BLOCK 1, P O BOX 1329
 LOT 6 KLAMATH FALLS, OR 97601

Situs :

Year Built :

Name(s) :

Living Area:

Code Area : 001

Sale Info :

Deed Type :

2002 Roll Values

Instrument: M82-18588	Improvements	\$	0 (+)
2001 Tax Status * No Taxes Due *	Land	\$	32,140 (+)
Current Levied Taxes : 147.50	Appraised	\$	32,140 (=)
Special Assessments :	Exemptions	\$	0 (-)
2002-03 SB125 Taxes :	Taxable RMV	\$	32,140 (=)
	M50 Assessed	\$	9,270

(AD) Alt Disp

(Y) primary

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Enter Option from Above or <RET> to Exit: _

1 (023,043) Printer: None

9/26/02 09:59:10 AM
 AmeriTitle

43855

Assessor 640 K430			
* - - Property Data Selection Menu - -			
-1		Owner: HARBOR LINKS INC	
Prop ID	: R9065 (Real Estate)	(195404)	ATTN PROPERTY TAX DEPT
Map Tax Lot:	R-3809-019CB-00103-000		PO BOX 1329
Legal	: TWP 38 RNGE 9, BLOCK SEC 19, TRACT		KLAMATH FALLS, OR 97601
	POR NW4SW4, ACRES 14.36		
Situs :		Year Built :	
Name(s) :		Living Area:	
Code Area : 001			
Sale Info : 03/01/90 \$1		2002 Roll Values	
Deed Type :		Improvements	\$ 199,610 (+)
Instrument: M90-5768		Land	\$ 45,290 (+)
2001 Tax Status * No Taxes Due *		Appraised	\$ 244,900 (=)
Current Levied Taxes :	1,925.50	Exemptions	\$ 0 (-)
Special Assessments :		Taxable RMV	\$ 244,900 (=)
2002-03 SB125 Taxes :		M50 Assessed	\$ 121,010
(AD) Alt Disp	(Y) primary	(S) econdary	(L) and/Impr
(G) en Appr	(O) wnership	(H) istory	(.) More
Enter Option from Above or <RET> to Exit: <input type="checkbox"/>			
1(033,043) Printer: None			

9/26/02 10:00:33 AM
AmeriTitle

43856

Assessor 640 K480

* - - Property Data Selection Menu - -

-1

Prop ID : R765443 (Real Estate) Owner: JELD WEN INC
 Map Tax Lot: R-3809-019CC-00500-000 (160988) P O BOX 1329
 Legal : SHIPPINGTON 1ST ADDITION, BLOCK 1, KLAMATH FALLS, OR 97601
 LOT 1 THRU 5

Situs :

Year Built :

Name(s) :

Living Area:

Code Area : 001

Sale Info : 09/22/94 \$100,000

Deed Type : 05

Instrument: M94-30149

2001 Roll Values

2001 Tax Status * No Taxes Due *	Improvements	\$	0 (+)
Current Levied Taxes : 630.48	Land	\$	84,080 (+)
Special Assessments :	Appraised	\$	84,080 (=)
2002-03 SB125 Taxes :	Exemptions	\$	0 (-)
	Taxable RMV	\$	84,080 (=)
	MSO Assessed	\$	38,470

(AD) Alt Disp

(Y) primary

(S) econdary

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Enter Option from Above or <RET> to Exit: _

1(000,043) Printer: None

9/19/02 11:13:58 AM
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