

03 OCT 15 PM 3:17

JELD-WEN, INC., an Oregon Corporation, Grantor, conveys and warrants to James A. Roy and Carmen J. Roy as Tenants by the Entirety, Grantee, the following described real property, free of encumbrances except as specifically set forth herein: ****SEE ATTACHED EXHIBIT "A"**

~~Unit 16 of Stage 16 of Harbor Isles Golf Course Condominium together with the general land to be common elements pertaining thereto as provided in the Supplemental Declaration Submitting Stage 16 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded June 26th day of June, 2003 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 16 of Harbor Isles Golf Course Condominium to Condominium Ownership, dated May 2, 2003 and recorded June 26, 2003, in Volume M03, Page 44019, 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 \$164,900.00.

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 4th day of September, 2003
by Judy Inback, the Agent of JELD-WEN, INC., on behalf of the corporation.

WITNESS my hand and official seal

Mechelle D. Phillips
NOTARY PUBLIC FOR OREGON



JELD-WEN, Inc. 3250 Lakeport Blvd. Klamath Falls, OR 97601, Grantor
James A. Roy and Carmen J. Roy 425 HANKS STREET Klamath Falls, OR 97603, Grantee
AFTER RECORDING RETURN TO James A. Roy and Carmen J. Roy 425 HANKS STREET Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDERS USE

State of Oregon, County of Klamath
Recorded 10/15/03 3:17 P m
Vol M03 Pg 76702-3
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Until a change is requested, all tax statements shall be sent to the following address:
James A. Roy and Carmen J. Roy
3735 Hope Street
Klamath Falls, OR 97603

76.00

EXHIBIT "A"
LEGAL DESCRIPTION

76703

Isles

Unit 31, Tract 1418, THE HARBOR-~~ISLE~~ GOLF COURSE CONDOMINIUM STAGE 16, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

TOGETHER WITH the general and limited common elements pertaining thereto as provided in the Supplemental Declaration submitting Stage 16 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded June 26, 2003 in Volume M03, page 44019, Microfilm 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 by this reference.

Tax Account No.: 3809-019DB-70015-000

Key No.: 889266