

04 DEC 15 AM 10:57

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Vol M04 Page 85776

State of Oregon, County of Klamath
Recorded 12/15/04 10:57 a m
Vol M04 Pg 85776-78
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To:

Shirley A. Sammis and Terri L. Edgar
P.O. Box 1066
Grants Pass, OR 97526

1. Name(s) of the Transaction(s):

Statutory Warranty Deed

2. Direct Party (Grantor):

Jeld-Wen Inc., an Oregon Corporation

3. Indirect Party (Grantee):

Shirley A. Sammis and Terri L. Edgar

4. True and Actual Consideration Paid:

\$194,000.00

5. Legal Description:

See attached

3/00
am

STATUTORY WARRANTY DEED

JELD-WEN, INC., an Oregon Corporation, Grantor, conveys and warrants to Shirley A. Sammis and Terri L. Edgar as Tenants in common, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

SEE ATTACHED LEGAL DESCRIPTION

~~Unit 35 of Stage 17 of Harbor Isles Golf Course Condominium together with the general and limited common elements pertaining thereto as provided in the Supplemental Declaration Submitting Stage 17 of Harbor Isles Golf Course Condominium to Condominium Ownership recorded the 6th day of October 2004 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 17 of Harbor Isles Golf Course Condominium to Condominium Ownership, dated September 14, 2004 and recorded October 6, 2004, in Volume M04, Page 67645, 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 \$194000.

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

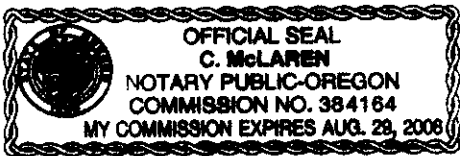
BY: *[Signature]*
Its Authorized Agent

STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 10th day of November, 2004
by Judy Urbace, the agent of JELD-WEN, INC., on behalf of the corporation.

WITNESS my hand and official seal

C. McLaren
NOTARY PUBLIC FOR OREGON



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

Shirley A. Sammis and Terri L. Edgar
PO Box 1066
Grants Pass, OR 97526,
Grantee

AFTER RECORDING RETURN TO

Shirley A. Sammis and Terri L. Edgar
PO Box 1066
Grants Pass, OR 97526

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,
County of Klamath ss.
Filed for record at request of:

on this _____ day of
A.D. _____ at _____ o'clock
M. And duly recorded in Vol.
of _____ Page _____
Bernetha G. Letsch, County Clerk

By _____
Deputy

Fee,

Until a change is requested, all tax statements shall be sent to the following address:
Shirley A. Sammis and Terri L. Edgar
PO Box 1066
Grants Pass, OR 97526

EXHIBIT "A"
LEGAL DESCRIPTION

Unit 35, Tract 1434, THE HARBOR ISLES GOLF COURSE CONDOMINIUM STAGE 17, 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 State 17 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded October 6, 2004 in Volume M04, page 67645, 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.