



2023-010556  
Klamath County, Oregon  
12/11/2023 08:59:02 AM  
Fee: \$92.00

After recording return to:

McEwen Gisvold LLP  
1100 SW Sixth Avenue, Suite 1600  
Portland, OR 97204  
Attn: Jesse M. Calm, Esq.

Until a change is requested, all tax statements  
shall be sent to the following address:

JELD-WEN, Inc.  
2645 Silver Crescent Drive  
Charlotte, NC 28273

### SPECIAL WARRANTY DEED



**MTC JELD-WEN HOLDING, INC.**, a Delaware corporation a/k/a **JELD-WEN HOLDINGS, INC.**, a Delaware corporation, Grantor, with an address of 2645 Silver Crescent Drive, Charlotte, NC 28273 conveys and specially warrants to **HARBOR ISLES, LLC**, an Oregon limited liability company, Grantee, with an address of 2805 Front Street, Klamath Falls, OR 97601, the real property described on the attached Exhibit A, free of encumbrances created or suffered by Grantor, except all those items of record, if any, as of the date of this deed and those shown below, if any.

Other property or value was either part or the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: December 7, 2023

**Grantor:**

**JELD-WEN HOLDING, INC.,**  
a Delaware corporation

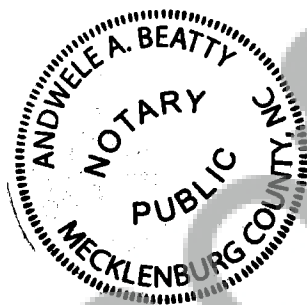
By: [Signature]  
Name: James Hayes  
Title: Corporate Secretary

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: James Hayes.

{Official Seal}



Date: December 7, 2023

[Signature]  
Notary Public

Andrew A. Beatty  
Notary's Printed or Typed Name

My Commission Expires: 11-24-2024

**Exhibit A  
to  
Special Warranty Deed**

**Legal Description**

A portion of the SE1/4 NE1/4, the NE1/4 SE1/4 and of Government Lot 4, all in Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is South 10°20' East a distance of 60 feet from the Southwest corner of Block 4, "Pelican City", Klamath County, Oregon, and running thence North 79°40' East 309 feet to the Westerly line of the right of way of the California Northeastern Railway; thence Southeasterly along said right of way, and 50 feet distant at right angles from the centerline thereof the following courses and distances: South 21°17' East 100 feet; South 24°10' East 100 feet; South 27°06' East 100 feet; South 30°08' East 100 feet; South 32°52' East 100 feet; South 35°30' East 100 feet; South 38°55' East 100 feet; South 41°34' East 100 feet; South 44°31' East 100 feet; South 47°11' East 100 feet; South 50°43' East 100 feet; South 48°00' East 44 feet to a point which is distant 25 feet Northerly at right angles from the centerline of the Shippington "E" Spur; thence Westerly parallel to and 25 feet distant Northerly at right angles from the centerline of said Shippington "E" Spur, with the following courses and distances: North 68°27' West 721.5 feet; North 70°06' West 100 feet; North 72°54' West 100 feet; thence North 76°42' West a distance of 30 feet, more or less, to a point on the centerline of Lakeport Boulevard; thence North 10°20' West along the centerline of said Lakeport Boulevard to a point which is on the said centerline and is South 79°40' West a distance of 30 feet from the place of beginning; thence North 79°40' East 30 feet to the place of beginning. Less right of way for Lakeport Boulevard.

Together with that portion of vacated Opal Street that inured thereto and was vacated by Ordinance No. 07-03 and recorded January 9, 2009 in Volume 2009-000274, Microfilm Records of Klamath County, Oregon