

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

JELD-WEN, INC., a Delaware corporation, successor by conversion to **JELD-WEN, INC.**, an Oregon corporation, successor by merger to **TRENDWEST, INC.**, an Oregon corporation, successor by merger to **HARBOR LINKS, INC.**, an Oregon 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, INC.,
a Delaware corporation

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

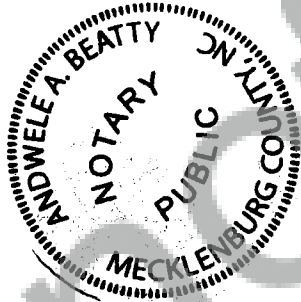
STATE OF NORTH CAROLINA

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.

Date: December 7, 2023

{Official Seal}



Andrew A. Beatty
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 tract of land situated in Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly right of way line of Harbor Isles Boulevard from which the center 1/4 corner of said Section 19 bears South 86° 03' 36" West 451.90 feet; thence South 00° 10' 45" West 57.21 feet to a point on the Northerly right of way line of Hanks Street; thence along said right of way line of Hanks Street, South 89° 17' 45" West 50.00 feet and South 34° 29' 32" West 105.00 feet; thence North 55° 30' 28" West 100.00 feet; thence South 34° 29' 32" West 686.07 feet; thence South 47° 41' 16" West 1343.95 feet; thence North 76° 32' 40" West 402.40 feet to the Northwesterly corner of Lot 8, Block 1, SHIPPINGTON FIRST ADDITION; thence continuing North 76° 32' 40" West, along the Northerly line of said subdivision, 458.70 feet; thence North 13° 13' 00" East 157.16 feet; thence North 76° 47' 00" West 100.00 feet; thence North 13° 27' 40" West 318.00 feet to a point on the Easterly line of TRACT 1209-HARBOR ISLES; thence along said Easterly line North 36° 18' 32" East 12.39 feet, along the arc of a curve to the right (central angle equals 40° 13' 48", radius equals 40.00 feet and the long chord bears north 33° 34' 34" West) 28.09 feet, North 13° 27' 40" West 158.14 feet and along the arc of a curve to the right (radius equals 40.00 feet and central angle equals 82° 30' 22") 57.60 feet to the Southeasterly corner of Lot 5, Block 2 of said TRACT 1209; thence continuing along the arc of said curve (Radius equals 40.00 feet and central angle equals 08° 42' 54") 6.08 feet; thence North 77° 45' 36" East 1363.94 feet; thence North 02° 46' 40" West 121.66 feet to a point on the Southerly right of way line of Harbor Isles Boulevard; thence along said Southerly right of way line North 77° 45' 36" East 296.54 feet, along the arc of a curve to the right (Radius equals 195.00 feet and central angle equals 23° 28' 50") 79.91 feet to the point of reverse curve, along the arc of a curve to left (Radius equals 285.00 feet and central angle equals 23° 26' 26") 116.60 feet and North 77° 48' 00" East 715.18 feet; thence South 12° 12' 00" East 30.00 feet; thence North 77° 48' 00" East 40.00 feet; thence North 12° 12' 00" West 30.00 feet; thence North 77° 48' 00" East 11.78 feet to the point of beginning, with bearings based on said TRACT 1209-HARBOR ISLES.

Together with the following: Beginning at a 5/8" iron pin with Tru-line Surveying, Inc on the plastic cap marking the initial point, being the most Northerly corner of Tract 1399 - The Harbor Isles Golf Course Condominium - Stage 15, Thence South 55°30'28" East 100.00 feet to a point on the Northerly Right of way line of Hanks Street; thence along said right of way line North 34°29'32" East to the most southerly corner of Tract 1418 - The Harbor Isles Golf Course Condominium - Stage 16, thence North 55°30'28" West 100.00 feet; thence South 34°29'32" West 66.62, feet more or less to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Harbor Isles Tennis Club in Volume M04, page 48014, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of Tract 1297 - Harbor Isles Golf Course Condominium - Stage 1; thence North 76°30'10" West, 263.34 feet; thence North 13°12'36" East 157.16 feet; thence South 56°18'18" East 281.68 feet; thence South 13°42'49" West 59.91 feet to the point of beginning

ALSO EXCEPTING THEREFROM that portion lying within TRACT 1418 - HARBOR ISLES GOLF COURSE CONDOMINIUM - STAGE 16, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.