

2023-010559

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

  
MTC 584856 am

### 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 f/k/a **TRENDWEST DEVELOPMENT COMPANY**, 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.

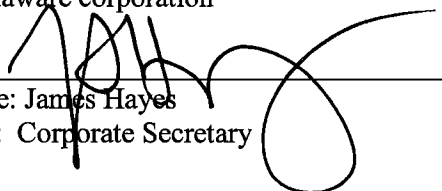
Other property or value was either part or the whole consideration.

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

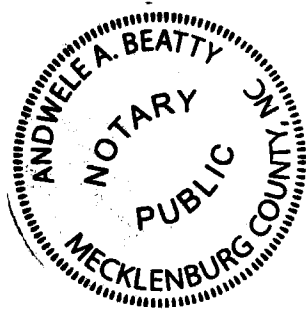
By:   
Name: James Hayes  
Title: Corporate Secretary

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

  
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 parcel of land situated in the Southwest One-Quarter of Section 19, Township 38 South, Range 09 East of the Willamette Meridian, City of Klamath Fall, Oregon, being more particularly described as follows:

Beginning at the southwest corner of Lot 101 of Tract 1277, a duly recorded subdivision as filed at the Klamath County Clerk's office, said southwest corner being marked with at 5/8" iron pin; thence along the southerly line of said Lot 101, North 76°34'25" East, 100.07 feet to the southeast corner of said Lot 101; thence along the easterly line of Lot 101 and Lot 102 of said Tract 1277, North 07°11'41" West, 182.69 feet; thence leaving said easterly line and along the adjusted line of Property Line Adjustment 6-04, as shown on County Survey Number 6997 and filed at the Klamath County Surveyors Office, the following four (4) courses, South 13°26'18" East, 318.00 feet; thence South 76°36'25" East, 100.00 feet; thence South 56°18'18" East, 281.68 feet; thence South 13°42'49" West, 59.91 feet to the northwest corner of Tract 1297, Harbor Isles Golf Course Condominium - Stage 1, as filed at the Klamath County Clerk's Office; thence along the westerly line of said Tract 1297, South 13°42'49" West, 120.04 feet to the northerly right of way line of Bismark Street; thence along said northerly right of way line, North 76°31'12" West, 490.19 feet to its intersection with the easterly right of way line of Front Street; thence along said easterly right of way line the following three (3) courses, along a 236.89 foot radius curve to the right, through a central angle of 24°59'15" (the long chord of which bears North 02°11'02" East, 102.49 feet) an arc distance of 103.31 feet; thence North 14°44'21" East, 134.97 feet; thence along a 230.00 foot radius curve to the left, through a central angle of 28°08'36" (the long chord of which bears North 00°34'20" East, 111.84 feet) an arc distance of 112.97 feet to the point of beginning.