

2023-010560

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 58485 bam

SPECIAL WARRANTY DEED

JELD-WEN, INC., a Delaware corporation, successor by merger to **JELD-WEN, INC.**, an Oregon corporation, successor by merger to **TRENDWEST, INC.**, an Oregon corporation, successor by merger to **KLAMATH FALLS BRICK & TILE COMPANY**, an Oregon corporation a/k/a **KLAMATH BRICK & TILE COMPANY**, 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

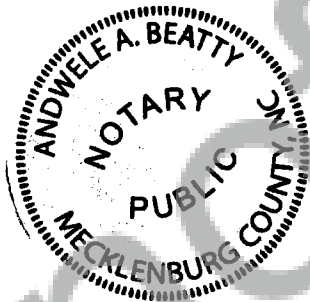
STATE OF NORTH CAROLINA

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 strip of Land situated in the SW1/4 NE1/4 and the NE1/4 SE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said strip of land being twenty (20) feet in width and being ten (10) feet each side of, measured at right angles, to the following described line;

Beginning at a point in the centerline of the Southern Pacific Railroad Company's Shippington Spur tract, said point being North $24^{\circ}58'10''$ West a distance of 2961.4 feet from the iron axle marking the southeast corner of said Section 19 (bearings and distance being based on record survey #34 as filed in the County Surveyor's office); thence South $61^{\circ}30'$ East a distance of 233.4 feet to the beginning of a fourteen (14) degree curve to the right (total central angle of said curve is $61^{\circ}38'$ and total arc length is 440.0 feet); thence along said curve to the right to its intersection with the southerly right of way line of Lakeport Boulevard; EXCEPTING any land included herein that may have been previously deeded for a railroad or highway us. It being the intent of this instrument to convey a 20 feet strip of land between the existing S.P.R.R. Shippington Spur and the southerly right of way line of Lakeport Boulevard.