

MTK-67792 KR

Vol M05 Page 00827

State of Oregon, County of Klamath
 Recorded 01/04/2005 3:18 p m
 Vol M05 Pg 00827-28
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:

Eddie L. Hager

6510 S. 6th Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Eddie L. Hager

6510 S. 6th Street

Klamath Falls, OR 97601

Escrow No. MT67792-KR

STATUTORY WARRANTY DEED

Stephen J. Keller and Rebecca Ann Hoppe, as tenants in common, Grantor(s) hereby convey and warrant to **Eddie L. Hager and Helen I. Hager, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

^{12th}
Lot 1, Tract 1405, ~~12~~ ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012DB-01400-000

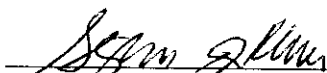
Key No: 889928

To include attached Exhibit "A"-Addendum to Earnest Money

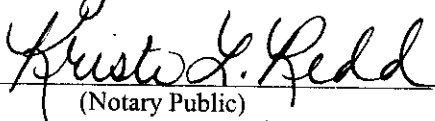
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$40,000.00**.

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.

Dated this 4th day of January, 2005.

 Stephen J. Keller


 Rebecca Ann Hoppe



 State of Oregon
 County of KLAMATH
This instrument was acknowledged before me on January 4, 2005 by Stephen J. Keller and Rebecca Ann Hoppe.

 (Notary Public)
My commission expires 11/16/2007

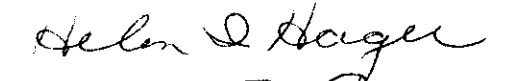
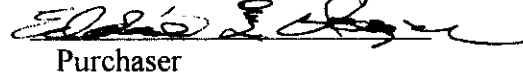
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Addendum to Earnest Money

Eddie & Helen Hager for Lot 1 - 12th Addition to Sunset Village Tract 1405.

1. This addendum to become part of deed as additional restrictions to lot.
2. Minimum square footage of residential building to be either 1850 sq. ft. with a three car garage or 1900 sq. ft. with at least of two car garage.
3. Exterior materials and finishes to be similar to other homes in the area with final approval to be given by principals of Keller Const. Inc. plans submitted this day are acceptable any changes must be reproved.
4. Roofing for home must be a minimum of a 40 year architectural shingle, siding must be the same on all sides & closed soffets are required.
5. Purchaser is required to install a 5' sidewalk parallel to street the full width of lot, that complies to Klamath County road specifications and be inspected by county inspector.
6. Utilities are available to each lot, purchaser is responsible for all hook up fees.



Seller



Purchaser

Date 12/02/04

Date 12-4-04