

05 JAN 31 PM 3:24

MT6-68279 KR



Vol M05 Page 07020

State of Oregon, County of Klamath
Recorded 01/31/05 3:24 p m
Vol M05 Pg 07020-21
Linda Smith, County Clerk

THIS SPACE RESEI Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
Don Purio Development LLC, an Oregon Limited
Liability Company
3245 Homedale Road
Klamath Falls, OR 97603

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

Don Purio Development LLC, an Oregon Limited
Liability Company
3245 Homedale Road
Klamath Falls, OR 97603

Escrow No. MT68279-KR

STATUTORY WARRANTY DEED

J. K. Development Co., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Don Purio Development LLC, an Oregon Limited Liability Company**, 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:

Lot 10 in Block 20 of Tract 1127, NINTH 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.: 3909-012CD-02600-000 Key No.: 566266

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.

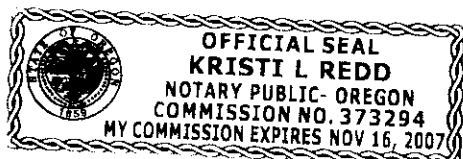
Dated this 31st day of January, 2005

J. K. Development Co., an Oregon Corporation

BY: Stephen J. Keller V.P.
Stephen J. Keller, Vice President

State of Oregon
County of Klamath

This instrument was acknowledged before me on January 31, 2005 by Stephen J. Keller as Vice President for J. K. Development Co., an Oregon Corporation.



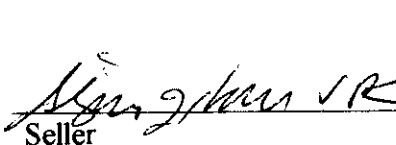
Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2005


2005

Addendum to Earnest Money

Don Purio Inc,
Lot 10 Blk. 20 9th Addition to Sunset Village
Tax lot # 39 09 12CD 2700

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 (DP2 June 2003 , 2073' sq. Living + 3 car garage),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 01/24/05

Date 1 24 05