

05 FEB 24 AM 11:04

MTZ- 68513KR



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
TOM SOYLAND CONSTRUCTION, an Oregon  
Corporation  
11722 Ground Court  
Klamath Falls, OR 97603

State of Oregon, County of Klamath  
Recorded 02/24/2005 11:04 a m  
Vol M05 Pg 12133-34  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

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

TOM SOYLAND CONSTRUCTION, an Oregon  
Corporation  
11722 Ground Court  
Klamath Falls, OR 97603

Escrow No. MT68513-KR

### STATUTORY WARRANTY DEED

**J.K DEVELOPMENT, AN OREGON CORPORATION**, Grantor(s) hereby convey and warrant to **TOM SOYLAND CONSTRUCTION, an Oregon Corporation**, 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 7 in Block 19 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-09300-000

Key No: 566168

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 23<sup>rd</sup> day of February, 2005.

J.K DEVELOPMENT, AN OREGON CORPORATION

BY: Stephen Keller VP  
Stephen Keller, Vice President

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on February 23, 2005 by Steven Keller as Vice President for J.K DEVELOPMENT, ~~AN OREGON CORPORATION~~ Co., an Oregon Corporation.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

2600 am

12134

**Addendum to Earnest Money**  
Lot 7 Blk. 19 9th. Addition to Sunset Village  
Tax Lot # 39 09 12CD 9300

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. *TS 52*
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.

*J.K. Development*

*Steve J. Keller V.P.*  
\_\_\_\_\_  
Seller

*D/K*  
Date *02/15/05*

*Joe Boyd*  
\_\_\_\_\_  
Purchaser

Date *2-15-05*