

05 MAY 11 PM 3:16

MT6-69666KR

Vol M05 Page 34217



State of Oregon, County of Klamath
Recorded 05/11/05 3:16 p m
Vol M05 Pg 34217-18
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESE

After recording return to:
DON PURIO DEVELOPMENT CO. 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 CO. LLC, an
Oregon Limited Liability Company
3245 Homedale Road
Klamath Falls, OR 97603

Escrow No. MT69666-KR

STATUTORY WARRANTY DEED

J.K. DEVELOPMENT CO., an Oregon Corporation, Grantor(s) hereby convey and warrant to **DON PURIO DEVELOPMENT CO. 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:

Lots 1 and 2, Block 22, 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-10800-000 Key No: 566328

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 **\$80,000.00**.

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.

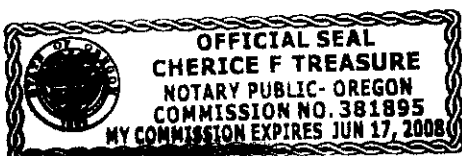
Dated this 11 day of May, 2005.

J.K. DEVELOPMENT CO., an Oregon Corporation

BY: Rebecca Hoppe
Rebecca Hoppe, President

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 11, 2005 by Rebecca Hoppe as President for J.K. DEVELOPMENT CO., an Oregon Corporation.



Cherice F. Treasure
(Notary Public for Oregon)

My commission expires 6-17-08

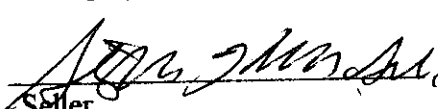
2600 am

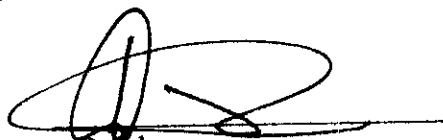
Addendum to Earnest Money

Lot 1 & 2 Blk. 22 9 th. Addition to Sunset Village

Tax Lot # 39 09 12CD 10800 & 10700

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 by Don Purio are acceptable any changes must be reproved.
Siding to be Tru Wood by Collins or Oracle solid core siding by Crane Plastics.
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.* **Note Lot 1 requires sidewalk on two sides.**
6. Utilities are available to each lot, purchaser is responsible for all hook up fees.

OK Development

Seller


Purchaser

Date _____

Date _____