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mtc-69532KR

Vol M05 Page 40686

State of Oregon, County of Klamath  
Recorded 06/01/05 3:35 p m  
Vol M05 Pg 40686-87  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESER

After recording return to:

James Belt

422 N 3rd

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

James Belt

422 N 3rd

Klamath Falls, OR 97601

Escrow No.

MT69532-KR

### STATUTORY WARRANTY DEED

**J. K. DEVELOPMENT CO., an Oregon Corporation**, Grantor(s) hereby convey and warrant to **Bellet Construction, Inc., 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 15, Block 20 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-03200-000

Key No: 565908

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 **\$44,000.00**.

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 1<sup>st</sup> day of June, 2005

J. K. DEVELOPMENT CO., an Oregon Corporation

BY: Stephen Keller  
Stephen Keller, Secretary

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 1, 2005 by Stephen Keller as Secretary for J. K. DEVELOPMENT CO., an Oregon Corporation.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

260 am

**Addendum to Earnest Money**

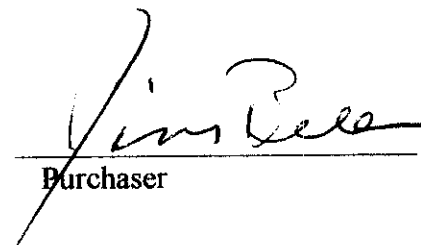
Lot 15 Blk. 20 9th. Addition to Sunset Village

Tax Lot # 39 09 12CD 1300

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 Vaughn A. Lauban Designs #2069 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

Date 4/25/05

  
Purchaser

Date 4/25/05