

mtc-69534 KR



**M05-63763**

Klamath County, Oregon

09/08/2005 10:36:11 AM

Pages 2 Fee: \$26.00

After recording return to:

**BROOK BATESON**

18621 Cemetary Road

Klamath Falls, OR 97603

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

**BROOK BATESON**

18621 Cemetary Road

Klamath Falls, OR 97603

Escrow No. MT69534-KR

Title No. 0069534

SW1

### STATUTORY WARRANTY DEED

**STEPHEN J. KELLER and REBECCA<sup>ANN</sup> HOPPE**, as tenants in common, Grantor(s) hereby convey and warrant to **BROOK BATESON and MIEKA L. BATESON**, 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:

Lot 7, Tract 1405, 12 TH 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-02000-000


Key No: 889934

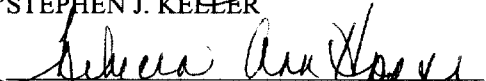
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$48,000.00**.

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.

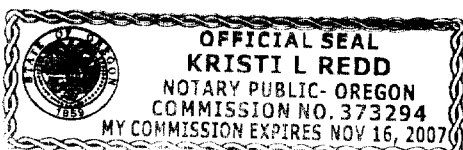
Dated this 7<sup>th</sup> day of September, 2005.

  
STEPHEN J. KELLER

  
REBECCA HOPPE

<sup>ANN</sup>  
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept. 7, 2005 by STEPHEN J. KELLER and REBECCA<sup>Ann</sup> HOPPE.



  
(Notary Public for Oregon)

My commission expires 11/16/2007

200

**Addendum to Earnest Money**  
Lot 12 12th. Addition to Sunset Village  
Tax Lot # 39 09 12DB 2000

- 09/07/05  
MB  
AK
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 ~~Aspen Builders Designs # 2592~~ <sup>Nash Construction</sup> 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.
  6. Utilities are available to each lot, purchaser is responsible for all hook up fees.

Sign Jill  
Seller

Date 04/22/05

Mieka Bateorn  
Bevak Bate  
Purchaser

9-7-05  
Date 8/22/05