

mtc-72987 KR

THIS SPACE RESERVED FOR RECORDER'S USE



M06-03736

Klamath County, Oregon

02/28/2006 02:51:18 PM

Pages 2 Fee: \$26.00

After recording return to:

Kirk A. Daniels

1900 Ivory Street

Klamath Falls, OR 97603

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

Kirk A. Daniels

1900 Ivory Street

Klamath Falls, OR 97603

Escrow No. MT72987-KR

Title No. 0072987

SWD

STATUTORY WARRANTY DEED

Stephen J. Keller and Rebecca Ann Hoppe, as tenants in common, Grantor(s) hereby convey and warrant to **Kirk A. Daniels**, 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 9, Tract 1405, 12th 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-02200-000

Key No: 889936

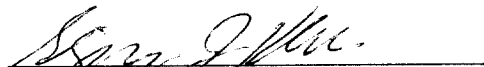
SUBJECT TO THE RESTRICTIONS IN EXHIBIT "A".

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**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

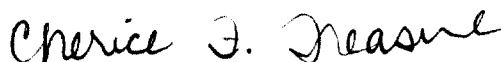
Dated this 27 day of February, 04.


Stephen J. Keller

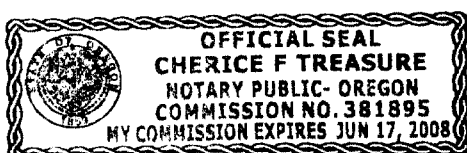

Rebecca Ann Hoppe

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb 27, 2006 by Stephen J. Keller and Rebecca Ann Hoppe.


(Notary Public for Oregon)

My commission expires 6/17/2008



260

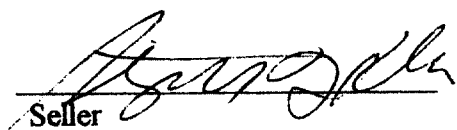
EXHIBIT "A"

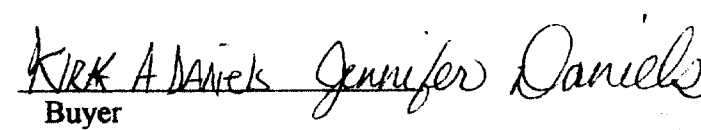
Addendum to Earnest Money

Lot 9 11 th. Addition to Sunset Village Tract 1402

Tax Lot # 39 09 12DC 2200

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 Central State Builder 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. Buyer 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.
7. It is buyers responsibility to verify that house complies with all setbacks before concrete is placed.
8. **In the event that buyer fails to construct home, seller reserves the right to repurchase lot for \$48,000.00 minus all closing costs for reconveyance of title.**


Seller


Buyer

Date 12/23/05

Date 12/22/05