



After recording return to:

Tom Soyland Construction, Inc., and Oregon
Corporation

~~3712 Schooler Ct.~~ 11722 Ground Court
~~Klamath Falls, OR 97601~~ 97603

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

Tom Soyland Construction, Inc., and Oregon
Corporation

~~3712 Schooler Ct.~~ 11722 Ground Court
~~Klamath Falls, OR 97601~~ 97603

Escrow No. MT73702-KR

Title No. 0073702

SWD

STATUTORY WARRANTY DEED

Joe Keller Construction, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Tom Soyland Construction, Inc., and 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, 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 **\$57,000.00**.

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)).

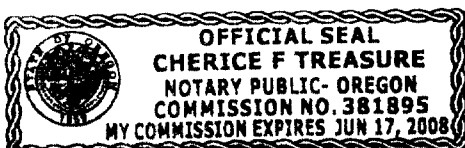
Dated this 23 day of March, 2006.

Joe Keller Construction, Inc., an Oregon Corporation

BY: Stephen Keller
Stephen Keller, President

STATE OF OREGON
County of KLAMATH

This instrument was acknowledged before me on March 23, 2006, by Stephen Keller as President of Joe Keller Construction, Inc., an Oregon Corporation.



Cherice F. Treasure
Notary Public for Oregon
My Commission Expires: 6-17-2008

26.00

Addendum to Earnest Money

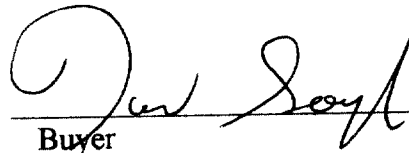
Lot 7 12 th. Addition to Sunset Village

Tax Lot # 39 09 12DB 2000

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 Tom Soylan 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 \$57,000.00 minus all closing costs for reconveyance of title.**


Seller

Date 3/6/06


Buyer

Date 3/6/06