



THIS SPACE RES

2007-005673  
Klamath County, Oregon



03/27/2007 03:13:39 PM

Fee: \$26.00

MTCT8767-KR

After recording return to:  
Tom Soyland Construction, Inc., an Oregon  
Corporation  
PO Box 1836  
Klamath Falls, OR 97601

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

Tom Soyland Construction, Inc., an Oregon  
Corporation  
PO Box 1836  
Klamath Falls, OR 97601

Escrow No. MT78767-KR  
Title No. 0078767

SWD

### STATUTORY WARRANTY DEED

**Stephen J. Keller and Rebecca Ann Hoppe, as tenants in common**, Grantor(s) hereby convey and warrant to **Tom Soyland 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 6 of 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.

**SEE ATTACHED RESTRICTIONS MADE APART HEREOF.**

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 **\$70,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 21<sup>st</sup> day of March, 2007

Stephen J. Keller  
Stephen J. Keller  
Rebecca Ann Hoppe  
Rebecca Ann Hoppe

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 21, 2007 by Stephen J. Keller and Rebecca Ann Hoppe.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

## Addendum to Earnest Money

Lot 6, 12 th. Addition to Sunset Village Tract 1405

Tax Lot # 39 09 12DB 1900

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 Soyland 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 \$67,000.00 minus all closing costs for reconveyance of title.

  
Seller

Date 3/07/07

  
Buyer

Date 3-7-07