



MTCT8769-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. MT78769-KR  
Title No. 0078769

SWD

THIS SPACE R

2007-011720

Klamath County, Oregon



06/29/2007 11:21:39 AM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**J.K. Development Co., an Oregon Corporation**, 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 14 in Block 20 of 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.

### SEE EXHIBIT "A" FOR ADDITIONAL DEED RESTRICTIONS

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:  
2007-2008 Real Property Taxes a lien not yet due and payable.

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 28<sup>th</sup> day of June, 2007.

J.K. Development Co., an Oregon Corporation

BY: Rebecca Hoppe, President  
Rebecca Hoppe, President

State of Oregon  
County of KLAMATH

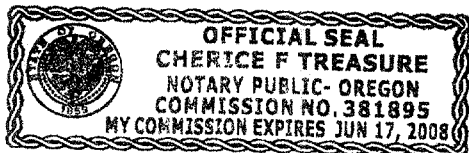
This instrument was acknowledged before me on June 28, 2007 by Rebecca Hoppe, as President for J.K. Development Co., an Oregon Corporation.

Cherice J. Treasure

(Notary Public for Oregon)

My commission expires

6/17/2008



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EXHIBIT "a"

**Addendum to Earnest Money**

Lot 14 Blk. 20, 9th. Addition to Sunset Village Tract 1127

Tax Lot # 39 09 12CD 3100

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.**

JK Development  
JK Development  
Seller

Date 03/07/07

Tom Soyland  
Buyer

Date 3-07-07