



2016-012430
Klamath County, Oregon
11/21/2016 03:11:01 PM
Fee: \$57.00

THIS SPACE RES

After recording return to:
Tom Soyland Construction Inc., an Oregon Corporation
11722 Ground Court
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Tom Soyland Construction Inc., an Oregon Corporation
11722 Ground Court
Klamath Falls, OR 97603
File No. 125254AM

STATUTORY WARRANTY DEED

J.K. Development Co., Inc., 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 12 of TRACT 1458, THIRTEENTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

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:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 21st day of November, 2016

J.K. Development Company, an Oregon Corporation

By: [Signature]
Stephen J. Keller, Secretary

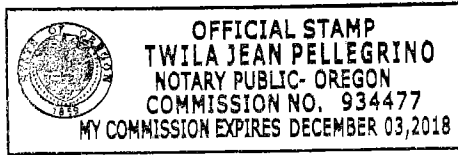
By: [Signature]
Rebecca Ann Hoppe, President

State of Oregon } ss
County of Klamath }

On this 21st day of November, 2016, before me, Twila Pellegrino - a Notary Public in and for said state, personally appeared Stephen J. Keller, Secretary of J.K. Development Co., In. an Oregon Corporation, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

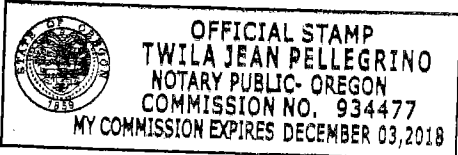


State of Oregon } ss
County of Klamath }

On this 21st day of November, 2016, before me, Twila Pellegrino - a Notary Public in and for said state, personally appeared Rebecca Ann Hoppe, President, of J.K. Development Co., In. an Oregon Corporation, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018




ADDENDUM TO EARNEST MONEY

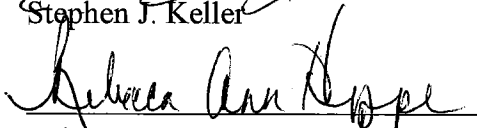
Lot 12 Tract 1458, 12th Addition to Sunset Village

Tax Lot #3909-012CA-08700-000

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 Construction, Inc.. Plan submitted this day by Tom Soyland are acceptable; any changes must be re-approved.
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 30 year architectural shingle; siding must be the same on all sides and closed soffits 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 buyer's responsibility to verify that the 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 \$ 1.00 , minus all closing costs for reconveyance of title.**



Stephen J. Keller



Rebecca Ann Hoppe

Tom Soyland Construction, Inc., an
Oregon Corporation

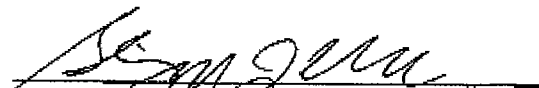
BY: _____
Thomas J. Soyland, President

ADDENDUM TO EARNEST MONEY

Lot 12 Tract 1458, 12th Addition to Sunset Village

Tax Lot #3909-012CA-08700-000

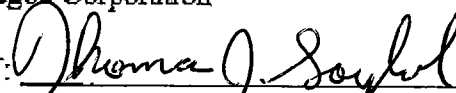
1. This addendum to become part of deed as additional restrictions to lot
2. Minimum square footage of residential building to be either 1850 sq ft with a three car garage or 1900 sq ft with at least of two car garage
3. Exterior materials and finishes to be similar to other homes in the area with final approval to be given by principals of Keller Construction, Inc.. Plan submitted this day by Tom Soyland are acceptable; any changes must be re-approved.
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 30 year architectural shingle; siding must be the same on all sides and closed soffits 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 buyer's responsibility to verify that the 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 \$ 1.00 , minus all closing costs for reconveyance of title.



 Stephen J. Keller

 Rebecca Ann Hoppe

Tom Soyland Construction, Inc., an
 Oregon Corporation

BY: 

 Thomas J. Soyland, President