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NTC-65108 MS

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State of Oregon, County of Klamath  
Recorded 06/01/2004 3:15 p m  
Vol M04 Pg 35008  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:

KEVIN O. LEPARD  
1919 EUCLID AVENUE  
KLAMATH FALLS, OR 97601

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

KEVIN O. LEPARD  
1919 EUCLID AVENUE  
KLAMATH FALLS, OR 97601

Escrow No. MT65108-MS

### STATUTORY WARRANTY DEED

**JOANN HANNIGAN, TRUSTEE OF THE J. GILLIS HANNIGAN NON-MARITAL TRUST, UNDER WILL DATED NOVEMBER 14, 1989**, Grantor(s) hereby convey and warrant to **KEVIN O. LEPARD and REBECCA R. LEPARD**, as tenants by the entirety, 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:

**Lots 13, 14, 15 and 16 in Block 20 of MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No: 3809-021CC-04800-000**

**Key No: 174411**

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 **\$185,000.00**.

THIS INSTRUMENT WILL 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.

Dated this 28<sup>th</sup> day of May, 2004.

JOANN HANNIGAN, TRUSTEE OF THE J. GILLIS HANNIGAN NON-MARITAL TRUST, UNDER WILL DATED NOVEMBER 14, 1989

BY: *Joann Hannigan, Trustee*  
JOANN HANNIGAN, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 28, 2004 by JOANN HANNIGAN, TRUSTEE OF THE J. GILLIS HANNIGAN NON-MARITAL TRUST, UNDER WILL DATED NOVEMBER 14, 1989.

*Kristi L. Redd*  
(Notary Public for Oregon)



My commission expires 11/16/2007

2/10 am