



After recording return to:
Frank Lepard and Diane Lepard
206 Snowcap Drive
Ruidoso, NM 88345

Until a change is requested all tax statements
shall be sent to the following address:
Frank Lepard and Diane Lepard
206 Snowcap Drive
Ruidoso, NM 88345

File No.: 7021-677961 (DMC)
Date: September 21, 2005

M05-65772

Klamath County, Oregon

10/04/2005 12:19:13 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Jerry A. Enman and Jonna C. Enman as tenants by the entirety, Grantor, conveys and warrants to **Frank Lepard and Diane Lepard as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 2 and 4 Block 17 Tract No. 1010, First Addition to Ferguson Mountain Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lots 13 and 14 Block 24; Lots 3, 21 and 22 Block 47 all Oregon Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

21

APN: 280449

Statutory Warranty Deed
- continued

File No.: 7021-677961 (DMC)
Date: 09/21/2005

The true consideration for this conveyance is **\$16,800.00**. (Here comply with requirements of ORS 93.030)

Dated this 4 day of October, 2005.

Jerry A. Enman
Jerry A. Enman

Jonna C. Enman
Jonna C. Enman

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 4 day of October, 2005
by **Jerry A. Enman and Jonna C. Enman.**



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005