



After recording return to:
Frank Lepard and Diane Lepard
206 Snowcap Dr.
Ruidoso, N.M. 88345

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

File No.: 7021-687104 (DMC)
Date: October 11, 2005

M05-66836

Klamath County, Oregon

10/18/2005 03:33:42 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Elizabeth A. Lahm, Trustee of the Lahm Trust Agreement dated November 28, 1990, 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 29 and 31, Block 30, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk, 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.

The true consideration for this conveyance is **\$3,500.00**. (Here comply with requirements of ORS 93.030)

205

APN: R278443

Statutory Warranty Deed
- continued

File No.: 7021-687104 (DMC)
Date: 10/11/2005

Dated this 14th day of October, 2005.

Elizabeth A. Lahm, Trustee of the Lahm Trust
Agreement dated November 28, 1990

Elizabeth A. Lahm Trustee
Elizabeth A. Lahm, Trustee

STATE OF Oregon CALIFORNIA)
)ss.
County of Klamath SAN DIEGO)

This instrument was acknowledged before me on this 14 day of October, 2005
by as of Elizabeth A. Lahm, Trustee of the Lahm Trust Agreement dated November 28, 1990, on behalf
of the .



[Signature]
Notary Public for Oregon CALIFORNIA
My commission expires: NOV. 22, 2005.