



2022-010568
Klamath County, Oregon
08/30/2022 12:01:01 PM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ofan Realty LLC, a Nevada limited liability company
8022 S. Rainbow Blvd Suite 113
Las Vegas, NV 89139

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

Ofan Realty LLC, a Nevada limited liability company
8022 S. Rainbow Blvd Suite 113
Las Vegas, NV 89139
File No. 557882AM

STATUTORY WARRANTY DEED

Jerry A. Enman and Jonna C. Enman, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Ofan Realty LLC, a Nevada limited liability company,

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:

See Attached Exhibit "A"

The true and actual consideration for this conveyance is \$38,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

This Document is being Signed in Counterpart

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. THE 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 26th day of August, 2022

Jerry A. Enman
Jerry A. Enman

Jonna C. Enman

State of Oregon } ss
County of Lane }

On this 26th day of August, 2022, before me, Laurie Kristine Jenkinson, a Notary Public in and for said state, personally appeared Jerry A. Enman and Jonna C. Enman, known or identified to me to be the person(s) whose name(s) 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: Eugene, OR
Commission Expires: August 03, 2024



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 18th day of Aug. 2022

Jerry A. Enman

Jonna C. Enman
Jonna C. Enman

State of OR } ss
County of KLAMATH }

On this 18th day of August, 2022, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared ~~Jerry A. Enman~~ Jonna C. Enman, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: KLAMATH CO.
Commission Expires: 7-29-25

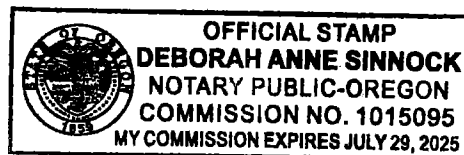


EXHIBIT "A"

PARCEL 1:

A tract of land situated in Sections 2 and 3, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of said Section 2; thence South 88°59'04" East along the Northerly line of said Section 2, a distance of 276.30 feet to an intersection with the centerline of an existing Indian Service Road; thence South 33°06'52" West along the centerline of said road a distance of 35.00 feet to the true point of beginning of the tract of land herein to be described; thence South 59°41'57" East a distance of 1375.68 feet to the most Northerly corner of a tract of land described in a Contract to FAJO INC., recorded November 3, 1977 in Volume M-77 at page 21083, Deed Records; thence South 28°30'24" West along the Westerly line of FAJO INC., tract a distance of 1265.75 feet; thence North 59°02'06" West a distance of 1475.05 feet to a point of curve in the centerline of the aforesaid road; thence along said centerline on a non-tangent curve to the right, having a radius of 2400 feet and a central angle of 02°08'58" (the radial point bearing South 59°02'06" East) a distance of 88.54 feet; thence North 33°06'52" East along said centerline a distance 1159.43 feet, more or less, to the true point of beginning.

PARCEL 2:

A tract of land situated in Section 2, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Northerly line of said Section 2 which is North 89°19'06" West a distance of 2197.85 feet from the Northeast corner thereof, said point also being the Northwest corner of a tract of land described as Parcel II in a Contract to Temple Naylor, recorded October 21, 1977 in Volume M-77 at page 20295, Deed Records; thence South 30°18'03" West along the Westerly line of said Naylor Tract a distance of 95.51 feet to the most Westerly corner thereof; thence continuing South 30°18'03" West a distance of 1320.00 feet; thence North 59°41'57" West a distance of 427.33 feet to the Northeasterly corner of a tract of land described in a Contract to Charles A. Greene, recorded October 27, 1977 in Volume M-77 at page 20594, Deed Records; thence North 59°41'57" West along the Northerly line of said Greene Tract a distance of 2030.72 feet to an intersection with the centerline of an existing Indian Service Road; thence North 33°06'52" East along said centerline a distance of 35.00 feet to a point on the Northerly line of said Section 2; thence Easterly along the Northerly line of said Section 2 a distance of 2817.72 feet to the point of beginning.