



2023-003560
Klamath County, Oregon
05/10/2023 09:09:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ofan Realty LLC
8022 S. Rainbow Blvd., Ste. 113
Las Vegas, NV 89139

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

Ofan Realty LLC
8022 S. Rainbow Blvd., Ste. 113
Las Vegas, NV 89139
File No. 586890AM

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:

Parcel 1:

The NE1/4 NE1/4 of Section 31, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

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

Beginning at the Southeast corner of Section 2; thence North 89°03'41" West along the Southerly line of said Section 2, a distance of 661.44 feet to the most Southerly Southwest corner of a tract of land described in a Contract to Mary L. Menkins, recorded October 19, 1977, in Volume M77, page 2005, Deed records; thence North 08°13'29" West along a boundary line of said Menkins tract and its extension, a distance of 2107.74 feet to the most Easterly corner of a tract of land described in a Contract to Keith R. Shannon, recorded October 19, 1977, in Volume M77, page 2008, Deed Records; thence North 80°22'31" East a distance of 1010.57 feet to a point on the Easterly line of said Section 2 which is South 0°50'47" West a distance of 3032.85 feet from the Northeast corner thereof; thence South 0°50'47" West along the Easterly line of said Section 2, a distance of 2266.11 feet to the point of beginning.

The true and actual consideration for this conveyance is \$40,825.00.

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 4th day of May, 2023

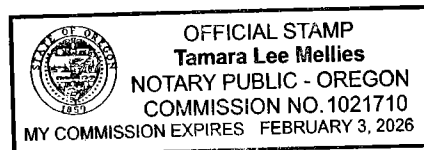
X Jerry A. Enman
Jerry A. Enman

Jonna C. Enman
Jonna C. Enman

State of Oregon } ss
County of Tane }

On this 4th day of May, 2023, before me, TAMARA LEE MELLIES, a Notary Public in and for said state, personally appeared Jerry A. 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.

Tamara Lee Mellies
Notary Public for the State of Oregon
Residing at: 81752 Oak Island Dr., Veneta, OR 97487
Commission Expires: 02/03/2026



State of OR } ss
County of Klamath }

On this 5th day of May, 2023, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared 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

