



THIS SPACE RESERVED FOR RECORDER'S USE

2006-018484

Klamath County, Oregon



00003707200600184840020027

09/13/2006 03:17:52 PM

Fee: \$26.00

After recording return to:

ROXANNE MCGARVIE-WOFFORD

313 Chapman Ave., #A

South San Francisco, CA 94080

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

ROXANNE MCGARVIE-WOFFORD

313 Chapman Ave., #A

South San Francisco, CA 94080

Escrow No. MT76405-DS

Title No. 0076405

SWD

MT76405-DS

STATUTORY WARRANTY DEED

ROXANNE MCGARVIE-WOFFORD, Grantor(s) hereby convey and warrant to **ROXANNE MCGARVIE-WOFFORD** and **SHERRY SPELLMAN**, 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:

Lot 2, Block 1, JUNIPER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3510-034A0-04100-000

Key No: 273126

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$1.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

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Dated this 11th day of September, 2006

Roxanne MCGarvie-Wofford
ROXANNE MCGARVIE-WOFFORD

STATE OF CALIFORNIA

COUNTY OF San Mateo^{SS.}

On Sept. 11, 2006 before me, BELKIS PINEDA personally appeared ROXANNE MCGARVIE-WOFFORD personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signatures on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Belkis Pineda
Public Notary

