



MT079911

After recording return to:

KATHRYN J. WOOCK

145215 Greenwood Drive

La Pine, OR 97739

THIS SPA

2007-012575

Klamath County, Oregon



00026979200700125750010012

07/16/2007 11:29:29 AM

Fee: \$21.00

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

KATHRYN J. WOOCK

145215 Greenwood Drive

La Pine, OR 97739

Escrow No. BT101015CD

Title No. 0079911

SPECIAL

SPECIAL WARRANTY DEED

JAMES L. WOOCK AND KATHRYN J. WOOCK, TRUSTEES OF THE 2006 WOOCK FAMILY TRUST, Grantor(s) hereby grant, bargain, sell and convey to **KATHRYN J. WOOCK**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

LOT 28 IN BLOCK 1, TRACT 1060, SUN FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

1398256

2310-036B0-01000-000

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

2007-2008 Real Property Taxes a lien not yet due and payable.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is TO CHANGE VESTING.

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.

Dated this 11 day of July, 2007

James L. Woock TFE
JAMES L. WOOCK, TRUSTEE

Kathryn J. Woock TFE
KATHRYN J. WOOCK, TRUSTEE

STATE OF OREGON
COUNTY OF DESCHUTES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 11, 2007 BY JAMES L. WOOCK AND KATHRYN J. WOOCK AS TRUSTEES OF THE WOOCK FAMILY TRUST.

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 10-6-2009

