

2008-000865

Klamath County, Oregon



00038834200800008650010010

01/22/2008 10:12:32 AM

Fee: \$21.00

WM Specialty Mortgage LLC	This
C/O Citi Residential Lending	
10801 6 <sup>th</sup> Street, Suite 130	
Rancho Cucamonga, CA 91730	
Grantor's Name and Address	
Jorge Garcia and Nora Garcia	
Grantee's Name and Address	
After recording return to:	
Same as grantee above	
Name, Address, Zip	
Until a change is requested all tax statements shall be sent to the following address:	
Same as grantee above	
Name, Address, Zip	

Form No. 967 - Special Warranty Deed

1511138713

## SPECIAL WARRANTY DEED - STATUTORY FORM

WM Specialty Mortgage LLC, a Limited Liability Company, Grantor, conveys and specially warrants to Jorge Garcia and Nora Garcia, as tenants by the entirety, Grantee, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

Lot 84, and the Northerly 12 feet of Lot 85 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, as adjusted by Lot line Adjustment filed April 16, 1998.

The property is free of all encumbrances created or suffered by the grantor except: Covenants, Conditions, Restrictions and Easements of record.

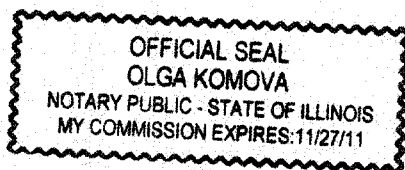
The true consideration for this conveyance is \$ 110,000.00. (Here comply with the requirements of ORS 93.030)

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. 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.

*Molly Merchant*  
 WM Specialty Mortgage LLC, a limited liability  
 Company, by Citi Residential Lending, Inc., its  
 attorney in fact  
*Wendy Bartlett*

STATE OF Illinois  
 County of Cook ss

On this 8<sup>th</sup> day of January, 2008, before me appeared Molly Merchant and Wendy Bartlett, who being duly sworn did say that he/she the said Molly Merchant is the Vice President, and he/she the said Wendy Bartlett is the Escrow Officer of Citi Residential Lending, Inc., the within named corporation, and state that the said instrument was signed in behalf of said corporation by authority of its Board of Directors, as attorney in fact for WM Specialty Mortgage LLC, and acknowledge said instrument to be the free act and deed of said corporation.



*Olga Komova*  
 Notary Public for the State of Illinois  
 My Commission Expires: 11/27/2011

OR702CRP

F21-