

RECORDING REQUESTED BY:

Law Offices of Kenneth G. Campion  
10419 Bogardus Avenue, Suite 100  
Whittier, California 90603

AmeriTitle  
MTC 1396-11687

2016-004278

Klamath County, Oregon

04/27/2016 02:12:05 PM

Fee: \$47.00

WHEN RECORDED, MAIL TO  
AND MAIL TAX STATEMENTS TO:

Janine L. Junk  
6530 Vineland Avenue, #127  
North Hollywood, CA 91606

THIS SPACE FOR RECORDER'S USE ONLY

## WARRANTY DEED

Sherri Womack, Grantor and Trustee of The Kenneth & Barbara Womack Living Trust 1993, as Amended, hereby conveys and warrants to the Successor Trustee of the Janine L. Junk Special Needs Trust, Maya Rubin, Grantee, the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

"Lot(s) 19, Block 24, First Addition to Klamath Forest Estates as recorded in Klamath County, Oregon. Also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property."

Unimproved real property  
Map: R-3510-023D0-00100-000

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$0.00. 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.

Dated this 11 day of April, 2016.

*Sherri Womack*

SHERRI WOMACK, Trustee

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On April 11, 2016, before me, CHRISTINE BRILLMAN, a Notary Public, personally appeared SHERRI WOMACK, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Public Signature



Notary Public Seal