

2012-011467

Klamath County, Oregon



00125796201200114670020024

10/16/2012 11:40:49 AM

Fee: \$42.00

After recording return to:  
Law Office of Jeffrey S. Salisbury  
4725 Village Plaza Loop, Suite 200  
Eugene, Oregon 97401

Send tax statements to:  
No Change

Grantors:  
Robert G. Bumstead, Trustee  
Carrie S. Matsushita, Trustee  
1770 Skyline Blvd.  
Eugene, Oregon 97403

Grantee:  
RBCM, LLC  
1770 Skyline Blvd.  
Eugene, Oregon 97403

### SPECIAL WARRANTY DEED

Robert G. Bumstead, Trustee, Robert G. Bumstead Living Trust UTA 9/8/10 and Carrie S. Matsushita, Trustee, Carrie S. Matsushita Living Trust UTA 9/8/10, or such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed "Grantors," hereby convey and warrant to RBCM, LLC, "Grantee", the following real property, free of encumbrances except for matters of public record: Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 47 IN BLOCK 3 OF TRACT 1119, LEISURE WOODS UNIT 2,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The true consideration for this conveyance is \$0.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 AND 2007-8 (BALLOT MEASURES 37 (2004) AND 49 (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 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 CHAPTER 1, OREGON LAWS 2005 AND 2007-8 (BALLOT MEASURES 37 (2004) AND 49 (2007)).

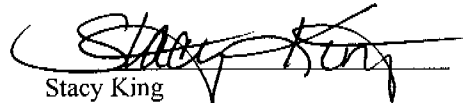
Dated this 4<sup>th</sup> day of October, 2012.

  
Robert G. Bumstead, Trustee

  
Carrie S. Matsushita, Trustee

STATE OF OREGON     )  
                                  ) ss.  
County of Lane        )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of October, 2012,  
by Robert G. Bumstead, Trustee, Robert G. Bumstead Living Trust UTA 9/8/10 and Carrie S. Matsushita, Trustee,  
Carrie S. Matsushita Living Trust UTA 9/8/10.



Stacy King  
Notary Public for Oregon  
My commission expires: November 5, 2014

