



2018-008660

Klamath County, Oregon

07/20/2018 03:43:01 PM

Fee: \$87.00

After recording return to:
James C. Marsden
4569 CREGAN AVENUE
KLAMATH FALLS OR 97601

Until a change is requested,
all tax statements shall be sent
to the following address:
JAMES C. MARSDEN
4569 CREGAN AVENUE
Klamath Falls, OR 97601

STATUTORY SPECIAL WARRANTY DEED

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, Grantor, conveys and specially warrants to JAMES C. MARSDEN and ROBIN L. MARSDEN, as Tenants by the entirety, Grantees, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

For APN/Parcel ID(s): R-3909-007BC-00304-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

Lots 180 and 181 of Cregan Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is eighty seven thousand and five hundred dollars Dollars (\$87,500)

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

~~EXHIBIT "A"~~
~~Legal Description~~

Dated this July 16, 2018

By: _____

STATE OF Texas
COUNTY OF Dallas

Kyra Laddy
Notary Public

