

## 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.

Acknowledgenent Pase EXHIBIT "A" (legal on pg. 1) Legal Description

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

14, 16, 2018 Dated this

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, by Rushmore Loan Management Services LLC, Appointed As Attorney In Fact /

By: lts: <u>Susan Christv</u> Assistant Vice President 7600000303 P2

STATE OF TOKAS COUNTY OF Dallas

The foregoing instrument was acknowledged before me on \_\_\_\_\_\_\_\_, 2018 by Susan Christy \_\_\_\_\_\_\_\_, its \_\_\_\_\_\_\_\_ on behalf of U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST., by Rushmore Loan Management Services LLC, Appointed As Attorney in Fact who is personally known to me or has produced \_\_\_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

