



2020-005997

Klamath County, Oregon

05/14/2020 10:20:52 AM

Fee: \$87.00

After recording return to:
ServiceLink Title Company of Oregon,
LLC
3220 EL CAMINO REAL
IRVINE, CA 92602

Until a change is requested,
all tax statements shall be sent
to the following address:
STEVE R PAYNE AND E. PAYNE
22022 HWY 140 E
Dary OR 97625

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

STEVE R PAYNE, an unmarried man and E PAYNE, a single woman, Grantee,

the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

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

A parcel of land situated in the SE1/4 SE1/4 of Section 19 Township 38 South, Range 9 East of the Willamette Meridian and more particularly described as follows: Beginning at a point which is 490 feet North of the Section Corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian, thence west 315 feet, thence North 190 feet, thence ast 100 feet, thence South 170 feet, thence East 215 feet, thence South 20 feet to the point of beginning.

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is SIXTY-TWO THOUSAND, FIVE HUNDRED DOLLARS AND No Dollars And No/100 Dollars (\$62,500.00).


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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.

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

Dated this 05/06/2020.

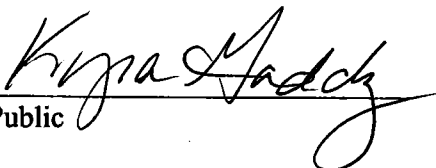
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, BY RUSHMORE LOAN MANGEMENT SERVICES LLC, APPOINTED AS ATTORNEY IN FACT

BY: 
NAME: Cari Hartmann
ITS: Assistant Vice President

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STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on MAY 06th, 2020 by Cari Hartmann, AVP its of AIF on behalf of **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** 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

