

2020-016216

Klamath County, Oregon

12/11/2020 03:10:01 PM

Fee: \$92.00

Commitment Number: OR2000723

After Recording, Send To:
Novare National Settlement Service
Attn: Recording Desk
3180 Curlew Road, Suite 108
Oldsmar, FL 34677

Grantee(s) Tax-Mailing Address:
3936 Barry Avenue, Klamath Falls, OR 97603

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
547144

SPECIAL/LIMITED WARRANTY DEED

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT, hereinafter Grantor, c/o Rushmore Loan Management Services, LLC 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, for \$132,500.00 (One Hundred Thirty Two Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to John E. Maltby and Robin Leigh Stokes-Maltby, hereinafter Grantees, whose tax mailing address is 3936 Barry Avenue, Klamath Falls, OR 97603, the following real property:

Lot 4, DeBirk Homes, LESS the Easterly 2 feet thereof, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Address is: 3936 Barry Avenue, Klamath Falls, OR 97603

Prior instrument Reference: 2020-012225


The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Executed by the undersigned on November 18th, 2020:

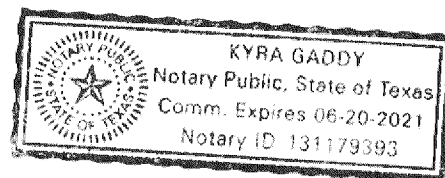
U.S. Bank National Association, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT, By Rushmore Loan Management Services, LLC its appointed Attorney in Fact

By: 
Its: Alexander Peters, Assistant Vice President
76005145356

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me on November 18th, 2020 by Alexander Peters its Assistant Vice President on behalf of **Rushmore Loan Management Services, LLC appointed as Attorney in Fact for U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT**, 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



This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.