

2010-012307

Klamath County, Oregon



00091836201000123070030036

10/19/2010 09:34:07 AM

Fee: \$47.00

RECORDING REQUESTED BY

GRANTOR'S NAME
FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE
ASSOCIATION

GRANTEE'S NAME
G8 CAPITAL, LLC A CALIFORNIA LIMITED LIABILITY
COMPANY

SEND TAX STATEMENTS TO:

G8 CAPITAL, LLC A CALIFORNIA LIMITED LIABILITY
COMPANY
999 CORPORATE DRIVE, # 215
LADERA RANCH, CA 92694

AFTER RECORDING RETURN TO:

G8 CAPITAL, LLC A CALIFORNIA LIMITED LIABILITY
COMPANY
999 CORPORATE DRIVE, # 215
LADERA RANCH, CA 92694

Job #: D010-108703

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION Grantor, conveys and specially warrants to

G8 CAPITAL, LLC A CALIFORNIA LIMITED LIABILITY COMPANY, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of KLAMATH, State of Oregon,

SEE ATTACHED EXHIBIT "A"

Subject to and excepting:

NONE

THIS INSTRUMENT WILL 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$7,638.00 See ORS 93.030.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.

Thus, Grantor is exempt from any and all transfer taxes.

See, 12 U.S.C. 1723a (c)(2).

Dated: 10/8/10

FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION

BY: [Signature]

DEREK WILSON, AUTHORIZED
REPRESENTATIVE OF NATIONAL REAL ESTATE
INFORMATION SERVICES, LP AS POWER OF
ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617
AND PAGE 561 RECORDED IN ALLEGHANY
COUNTY, COMMONWEALTH OF PENNSYLVANIA

STATE OF Pennsylvania
COUNTY OF Allegheny

This instrument was acknowledged before me on _____ by DEREK WILSON, AUTHORIZED
REPRESENTATIVE OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS POWER OF
ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617 AND PAGE 561 RECORDED IN ALLEGHANY
COUNTY, COMMONWEALTH OF PENNSYLVANIA of FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION.

Gina Barbour

NOTARY PUBLIC FOR Allegheny County, Pennsylvania
MY COMMISSION EXPIRES 1/10/2011

Our File No. ANA201019513

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Gina Barbour, Notary Public
Stowe Twp., Allegheny County
My Commission Expires Jan. 10, 2011
Member, Pennsylvania Association of Notaries

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON,
DESCRIBED AS FOLLOWS:

LOT 45 AND 46, BLOCK 17, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE
KLAMATH COUNTY, OREGON.

PROPERTY COMMONLY KNOWN AS: 228 MARTIN STREET, KLAMATH FALLS, OR 97601