

2010-012309

Klamath County, Oregon



00091838201000123090030030

10/19/2010 09:39:04 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 #: D010-108704

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 \$33,101.00 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 10/8/10 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 Co. Pa  
MY COMMISSION EXPIRES 1/10/2011

Our File No. ANA201019514

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**

PARCEL I: LOT 8 OF BLOCK 36 IN BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL II: LOT 9 OF BLOCK 36 IN BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PROPERTY COMMONLY KNOWN AS: 125 WEST OREGON AVENUE, KLAMATH FALLS, OR 97601