

2010-013935

Klamath County, Oregon



00093769201000139350030030

12/08/2010 08:17:55 AM

Fee: \$47.00

RECORDING REQUESTED BY

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

GRANTEE'S NAME  
G8 OPPORTUNITY FUND II, LLC

SEND TAX STATEMENTS TO:

G8 OPPORTUNITY FUND II, LLC  
999 CORPORATE DRIVE, # 215  
LADERA RANCH, CA 92694

AFTER RECORDING RETURN TO:

G8 OPPORTUNITY FUND II, LLC  
999 CORPORATE DRIVE, # 215  
LADERA RANCH, CA 92694

Job #: T010-059207

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 OPPORTUNITY FUND II, LLC, 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 \$14,287.00 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).

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$14,287.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$14,287.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Dated: 11-15-10

FANNIE MAE A/K/A FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

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 ALLEGHENY  
COUNTY, COMMONWEALTH OF PENNSYLVANIA

STATE OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

This instrument was acknowledged before me on 11/22/10 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 ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA of FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION.

  
NOTARY PUBLIC FOR Pennsylvania  
MY COMMISSION EXPIRES 11/10/2011

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

Our File No. ANA201023106

**EXHIBIT A**

**LEGAL DESCRIPTION**

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

LOTS 20 THROUGH 24, BLOCK 21, CRESCENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PROPERTY COMMONLY KNOWN AS: 137003 MAIN STREET, CRESCENT, OR 97733