

2010-014210

Klamath County, Oregon



00094084201000142100030033

12/15/2010 08:50:32 AM

Fee: \$47.00

RECORDING REQUESTED BY

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

GRANTEE'S NAME
PACIFICA L SEVENTEEN, LLC

SEND TAX STATEMENTS TO:

PACIFICA L SEVENTEEN, LLC
1785 HANCOCK STREET, #100
SAN DIEGO, CA 92110

AFTER RECORDING RETURN TO:

PACIFICA L SEVENTEEN, LLC
1785 HANCOCK STREET, #100
SAN DIEGO, CA 92110

Job #: T010-056763

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

PACIFICA L SEVENTEEN, 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 \$25,180.00 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 \$25,180.00 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 \$25,180.00 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: 11/26/2010

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 11/26/2010 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 _____
MY COMMISSION EXPIRES _____

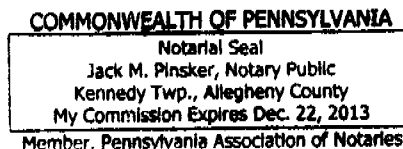


EXHIBIT A

LEGAL DESCRIPTION

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

THE E 1/2 OF LOT 50 AND ALL OF LOT 51, BLOCK 17, INDUSTRIAL 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.

CODE 001 MAP 3809-033BA TL 07200 KEY #416758

PROPERTY COMMONLY KNOWN AS: 238 MARTIN ST, KLAMATH FALLS, OR 97601