

UTC 89611

2011-001140

Klamath County, Oregon



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01/31/2011 03:16:13 PM

Fee: \$47.00

RECORDING REQUESTED BY

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

GRANTEE'S NAME
G8 OPPORTUNITY FUND III, LLC

SEND TAX STATEMENTS TO:

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

AFTER RECORDING RETURN TO:

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

Job #: T010-063447

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 III, 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 \$15,389.00 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).

47Amf

Dated: 12/29/2010

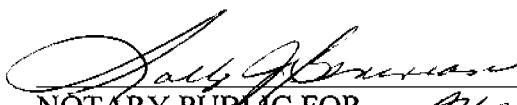
FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION

BY: 

LOREEN J. KUNTZ, 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 December 29, 2010 by LOREEN J. KUNTZ, 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.


NOTARY PUBLIC FOR Allegheny County, Pennsylvania
MY COMMISSION EXPIRES May 17, 2014

Our File No. ANA201100580

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Sally J. Benincasa, Notary Public

Kennedy Twp., Allegheny County

My Commission Expires May 17, 2014

Member, Pennsylvania Association of Notaries

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:

LOT 6, BLOCK 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

DEED OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED JANUARY 25, 1975 AND RECORDED MAY 15, 1975 IN BOOK M-75 AT PAGE 5252, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, GRANTED TO DOROTHEA E. MCANULTY AND EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT ON THE LAND.

PARCEL ID: 3809-033~~BD~~-01100-000

PROPERTY COMMONLY KNOWN AS: 1941 ORCHARD AVENUE, KLAMATH FALLS, OR 97601