

2011-004099

Klamath County, Oregon



00099601201100040990030034

03/29/2011 10:07:42 AM

Fee: \$47.00

RECORDING REQUESTED BY

GRANTOR'S NAME

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

GRANTEE'S NAME

CPI HOUSING FUND 2, LLC

SEND TAX STATEMENTS TO:

CPI HOUSING FUND 2, LLC

10920 VIA FRONTERA RD STE 420  
SAN DIEGO, CA 92127

AFTER RECORDING RETURN TO:

CPI HOUSING FUND 2, LLC

10920 VIA FRONTERA RD STE 420  
SAN DIEGO, CA 92127

Job #: D011-011174

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

CPI HOUSING FUND 2, 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 \$13,000.00 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: 3/8/11

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 3/21/2011 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 1/10/2015

COMMONWEALTH OF PENNSYLVANIA

Notary Seal  
Gina Barbour, Notary Public  
Stowe Twp., Allegheny County  
My Commission Expires Jan. 10, 2015  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Our File No. ANA201106964

**EXHIBIT A**

**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:

UNIT 10554 (WRIGHT AVENUE) TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX MAP OR PARCEL ID NO.: 3909-34-90054

PROPERTY COMMONLY KNOWN AS: 10554 WRIGHT AVENUE, KLAMATH FALLS, OR 97603