

WTC 13916-10445

2011-004467

Klamath County, Oregon



00100020201100044670030032

04/06/2011 03:02:54 PM

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 #: T010-056719 LV1110

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 \$38,352.00 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).

AMERITITLE has recorded this  
Instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

47pmf

Dated: 11/24/10

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

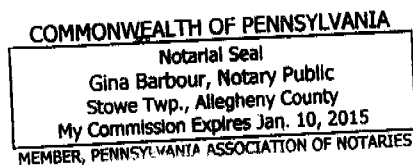
STATE OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

This instrument was acknowledged before me on 3/30/11 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

Our File No. ANA201108185



**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 19 IN BLOCK 13 OF FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ALSO, BEING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SITUATED IN THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON; BEGINNING AT THE SOUTHEAST CORNER OF LOT 19, BLOCK 13 OF FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE NORTH 50 FEET; THENCE EAST 44 FEET; THENCE SOUTH 50 FEET; THENCE WEST 44 FEET TO THE POINT OF BEGINNING.

PARCEL ID: 2809-029DB-01900-000

PROPERTY COMMONLY KNOWN AS: 1359 WILFORD, KLAMATH FALLS, OR 97601