RECORDING REQUESTED BY

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

GRANTEE'S NAME ACP 1, LLC

SEND TAX STATEMENTS TO:

ACP 1, LLC 1112 PRICE AVE COLUMBIA, SC 29201

AFTER RECORDING RETURN TO:

ACP 1, LLC 1112 PRICE AVE COLUMBIA, SC 29201

Job #: D011-043174

## 2011-007211 Klamath County, Oregon



06/14/2011 10:40:05 AM

Fee: \$47.00

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

ACP 1, 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 \$16,000.00 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: 5/2/e/(

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

 $\int_{VVG}$ 

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 Dell 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 BANGELLE MY COMMISSION EXPIRES 6/14/11

Our File No. ANA201114047

NOTARIAL SEAL
VIRGINIA M NOBLE
Notary Public
FENNEDY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 19, 2011

## EXHIBIT A

## **LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

LOT 14, BLOCK 209, MILLS SECOND 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.

TAX MAP OR PARCEL ID NO.: R3809-033DC-07700

PROPERTY COMMONLY KNOWN AS: 2141 RADCLIFFE AVENUE, KLAMATH FALLS, OR 97601

