

2011-007211

Klamath County, Oregon



00103313201100072110030031

06/14/2011 10:40:05 AM

Fee: \$47.00

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

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: 5/26/11

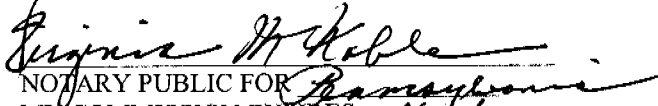
FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE
ASSOCIATION

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 5/26/11 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 6/19/11

Our File No. ANA201114047

NOTARIAL SEAL
VIRGINIA M NOBLE
Notary Public
KENNEDY 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