

2011-007212

Klamath County, Oregon



00103314201100072120030038

06/14/2011 10:43:24 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 #: D011-043178

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 \$25,000.00 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. ANA201113887

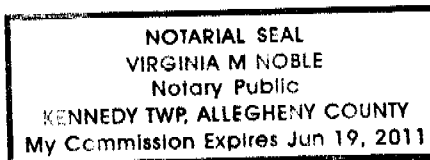


EXHIBIT A

LEGAL DESCRIPTION

ALL OF THAT CERTAIN REAL PROPERTY WITH THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANY WAY APPERTAINING, SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

LOT 13 OF LEWIS TRACTS, 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.: R380935CO-8200

PROPERTY COMMONLY KNOWN AS: 1520 WIARD STREET, KLAMATH FALLS, OR 97603