

WTC1390-10537

2011-007284

Klamath County, Oregon



00103406201100072840040043

06/15/2011 03:16:48 PM

Fee: \$52.00

RECORDING REQUESTED BY

GRANTOR'S NAME  
PACIFICA L SEVENTEEN, LLC

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

SEND TAX STATEMENTS TO:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE  
ASSOCIATION  
14221 Dallas Parkway Ste 1000  
Dallas, TX 75254

AFTER RECORDING RETURN TO:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE  
ASSOCIATION  
14221 Dallas Parkway Ste 1000  
Dallas, TX 75254

Job #: T010-056719 LV1110 Repurchase

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

PACIFICA L SEVENTEEN, LLC Grantor, conveys and specially warrants to

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, 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 accomodation 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.

52.00

Dated: 5-31-11

PACIFICA L SEVENTEEN, LLC

BY: \_\_\_\_\_

*Manoj Chawla*  
MANOJ CHAWLA  
GENERAL MANAGER

STATE OF  
COUNTY OF

This instrument was acknowledged before me on 31 of May, 2011 by MANOJ CHAWLA, AUTHORIZED REPRESENTATIVE OF PACIFICA L SEVENTEEN, LLC

*D. Hummer*  
NOTARY PUBLIC FOR California, San Diego Co.  
MY COMMISSION EXPIRES 3/10/15



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

**CALIFORNIA ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )

COUNTY OF SAN DIEGO )

On May 31, 2011, before me, D. Hummer, a Notary Public personally appeared Manoj Chawla who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *D. Hummer*  
D. Hummer, Notary Public

