

2011-008009

Klamath County, Oregon



00104323201100080090030034

07/07/2011 11:46:44 AM

Fee: \$47.00

RECORDING REQUESTED BY

GRANTOR'S NAME

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

GRANTEE'S NAME

BLACKSTAR FINANCIAL, INC.

SEND TAX STATEMENTS TO:

BLACKSTAR FINANCIAL, INC.

1401 QUAIL ST. SUITE 100  
DEWPORT BEACH, CA 92660

AFTER RECORDING RETURN TO:

BLACKSTAR FINANCIAL, INC.

1401 QUAIL ST. SUITE 100  
DEWPORT BEACH, CA 92660

Job #: D011-034552

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

BLACKSTAR FINANCIAL, INC.

, 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 \$29,102.00 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: 5/10/11

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

BY: Jeanette M Shaffer

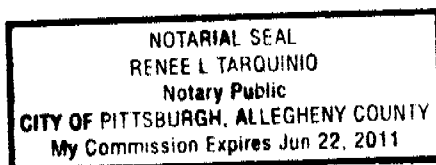
JEANETTE M. SHAFFER, AUTHORIZED REPRESENTATIVE  
OF NATIONAL REAL ESTATE INFORMATION SERVICES, LP AS  
POWER OF ATTORNEY RECORDED ON 08/26/2010 IN BOOK 617  
AND PAGE 561 RECORDED IN ALLEGHANY COUNTY,  
COMMONWEALTH OF PENNSYLVANIA

STATE OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

This instrument was acknowledged before me on 5/10/11 by JEANETTE M. SHAFFER, 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 ALLEGHANY COUNTY, COMMONWEALTH OF PENNSYLVANIA of FANNIE  
MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION.

Renee L Tarquinio  
NOTARY PUBLIC FOR Pennsylvania  
MY COMMISSION EXPIRES 6/22/11

Our File No. ANA201111582



**EXHIBIT A**

**LEGAL DESCRIPTION**

SITUATED IN THE COUNTY OF KLAMATH AND STATE OF OREGON, DESCRIBED AS FOLLOWS, TO-WIT:

LOT 749, BLOCK 117, MILLS 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.: 380933DB-7500

PROPERTY COMMONLY KNOWN AS: 2250 APPLGATE AVENUE, KLAMATH FALLS, OR 97601