

2012-002735

Klamath County, Oregon



00115301201200027350030031

03/14/2012 08:54:41 AM

Fee: \$47.00

After Recording Return to:
NREIS - REO POOL
Attn: VIRGINIA NOBLE
100 BEECHAM DRIVE
PITTSBURGH, PA 15205
File No. D011-129276

Tax ID No.:
R3809-035DC-05200

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 2/22/12, by and between FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, P. O. BOX 650043, DALLAS, TX 75265 hereinafter referred to as Grantor(s) and G8 1-12 FUND LLC, 999 CORPORATE DRIVE, #215, LADERA RANCH, CA 92694, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of SIXTEEN THOUSAND SEVEN HUNDRED NINETY-EIGHT AND 00/100 (\$16,798.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in KLAMATH County, OREGON:

SEE ATTACHED EXHIBIT "A"

Also known as: 1625 WIARD STREET, KLAMATH FALLS, OR 97603
Property Tax ID No.: R3809-035DC-05200
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever. And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

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).

Assessor's parcel No. R3809-035DC-05200

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

FANNIE MAE A/K/A FEDERAL NATIONAL
MORTGAGE ASSOCIATION

BY: *Just 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 ALLEGHENY COUNTY,
COMMONWEALTH OF PENNSYLVANIA

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

This instrument was acknowledged before me on 2/22/12 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
ALLEGHENY COUNTY, COMMONWEALTH OF PENNSYLVANIA of FANNIE MAE A/K/A FEDERAL
NATIONAL MORTGAGE ASSOCIATION.

Virginia M Noble
NOTARY PUBLIC FOR *Pennsylvania*
MY COMMISSION EXPIRES 6/19/15.

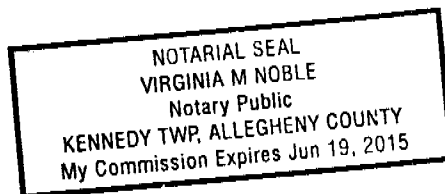


EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY TO-WIT:

THE S ONE HALF OF LOT 2 OF FAIR ACRES SUBDIVISION NO. 1, 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.: R3809-035DC-0

PROPERTY COMMONLY KNOWN AS: 1625 WIARD STREET, KLAMATH FALLS, OR 97603