

2012-003775

Klamath County, Oregon



00116526201200037750040040

04/11/2012 09:22:12 AM

Fee: \$52.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) &
205.238:

ServiceLink

4000 Industrial Blvd

Aliquippa, PA 15001

1-800-439-5451

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

SPECIAL WARRANTY DEED

3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Grantor's Address:

14421 DALLAS PARKWAY

SUITE 100

DALLAS, TX 75225

4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)

BLACKCASTLE, LLC

Grantee's Address:

1401 Quail Street

Suite 100

Newport Beach, CA 92660

- 5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING**

ADDRESS:

1401 Quail Street

Suite 100

Newport Beach, CA 92660

6. TRUE AND ACTUAL

CONSIDERATION - Required by
ORS 93.030 for an instrument
conveying or contracting to convey
fee title or any memorandum of
such instrument:

\$27,495.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -

Required by ORS 312.125(4)(b)(B):

R302997

THIS SPACE RESERVED FOR RECORDER'S
USE

After recording return to:
SERVICE LINK
400 Corporation Dr
ALQUIPPA, PA 15001

Tax statements
shall be sent to the following address:
BlackCastle, LLC
1401 Quail Street,
Suite 100
Newport Beach, CA 92660

Escrow No. SL # 2962414 3
Loan No. L090YKZ

SPECIAL WARRANTY DEED

Fannie Mae a/k/a Federal National Mortgage Association hereby grant, bargain, sell, warrant and convey to **BLACKCASTLE LLC**, 1401 Quail Street, Suite 100, Newport Beach, CA 92660 as Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING KNOWN AND DESIGNATED 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.

Tax/Parcel ID: R302997

More commonly known as: 1359 WILFORD AVE, KLAMATH FALLS, OR 97601

Prior Recording Information: Recorded on 06/15/2011 in Instrument#: 2011-007284

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above-described encumbrances.

The true and actual consideration for this conveyance is **\$27,495.00 (Twenty Seven Thousand Four Hundred and Ninety-Five Dollars and No/Cents)**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Federal National Mortgage Association by
ServiceLink, a Division of Chicago Title Insurance
Company, its Attorney-in-Fact

POA recorded in
Klamath County on
1/27/12 in Doc 2012-737.

By: [Signature]
Name: Christopher Daniel
Its: AUP

STATE OF PA
COUNTY OF Beaver

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of March, 2012 by
Christopher Daniel, as a duly authorized AUP of ServiceLink, a Division of
Chicago Title Insurance Company, the Attorney-in-Fact for **Federal National Mortgage Association**.
He/She is personally known to me or has produced _____ as
identification.

(SEAL)

[Signature]
Notary Public
Print Name Christina Michelle McCartney
My Commission Expires: 4/7/2015

