

UTC 1396-10969

2012-011989

Klamath County, Oregon

10/30/2012 09:48:09 AM

Fee: \$47.00

Commitment Number: 3060681
Seller's Loan Number: L120CRQ

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R215706**

SPECIAL WARRANTY DEED

Fannie Mae aka Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway Suite 1000 Dallas TX 75254**, hereinafter grantor, for \$7,064.00 (Seven Thousand Sixty-Four Dollars and no Cents) in consideration paid, grants with covenants of special warranty to **G8 Opportunity Fund V, LLC**, hereinafter grantee, whose tax mailing address is **999 Corporate Dr Suite 215 Ladera Ranch CA 92694**, the following real property:

All that certain parcel of land situate in the County of Klamath, State of Oregon, being known and designated as follows: The Easterly 1/2 of Lot 4 in Block 24 of Hillside 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.

Property Address is: 1820 JOHNSON AVE, KLAMATH FALLS, OR 97601

AMERITITLE, has recorded this instrument by request as an accommodation 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.

47AMJ

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **2012-006517**

Executed by the undersigned on 10/22, 2012:

Federal National Mortgage Association

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: 

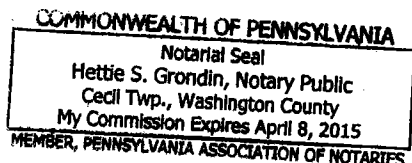
Name: Christopher Daniel

Title: Attorney In Fact

A Power of Attorney relating to the above described property was recorded on 1/27/2012 at Document Number: 2012-737.

STATE OF PA
COUNTY OF Berk

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 22 day of Oct, 2012, by Christopher Daniel of **ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.




NOTARY PUBLIC
My Commission Expires 4/8/2015

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Oregon State Bar Number: 861803.