

2012-013647

Klamath County, Oregon



00128325201200136470030030

12/07/2012 03:14:34 PM

Fee: \$47.00

UTC1396-11002

Commitment Number: 3080067

Seller's Loan Number: L120D4L

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

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R417016**

SPECIAL WARRANTY DEED

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway Suite 1000 Dallas TX 75254**, hereinafter grantor, for \$32,350.00 (Thirty-Two Thousand Dollars and Three Hundred and Fifty Dollars and no Cents) in consideration paid, grants with covenants of special warranty to **Blackstar REO XX, LLC**, hereinafter grantee, whose tax mailing address is **20201 SW Birch Street, Suite 100 Newport Beach, CA 92660**, the following real property:

All that certain parcel of land in the City of Klamath Falls, County of Klamath, State of Oregon being known and designated as: Parcel 1: Lots 7 & 8, Re-Subdivision of Block 23, Industrial 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; Parcel 2: Being a portion of the vacated alley described as follows: Beginning at the Southeast corner of Lot 7, Re-Subdivision of Block 23, Industrial Addition to the City of Klamath Falls, according to the official plat

47AW

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.

thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the East line of said Lot 7, and the West line of vacated alley a distance of 108 feet to the most Westerly Southwest corner of Lot 15; thence East a distance of 8 feet to the center of the vacated alley; thence South, a distance of 108 feet to a point on the North line of Jay Street, said point being the center of the vacated alley; thence West, along the North line of Jay Street to the point of beginning. EXCEPTING THEREFROM, The North 16 feet thereof. RESERVING THEREFROM, an easement for walkway along the East 3 feet of the South 92 feet thereof.

Property Address is: 135 JAY ST, KLAMATH FALLS, OR 97601

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: **Inst#2012006341**

Executed by the undersigned on Nov. 26th, 2012:

Federal National Mortgage Association

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

By: _____

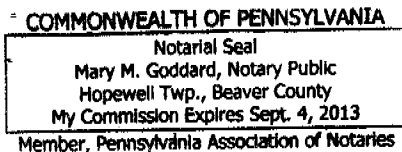
Name: Cherri Springer

Title: AVP

A Power of Attorney relating to the above described property was recorded on 01/27/2012 at:
Ins#2012-737.

STATE OF Pa
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 26 day of Nov, 2012,
by Cherri Springer 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.



Mary M. Goddard
NOTARY PUBLIC
My Commission Expires 9-4-13

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq.,
Attorney At Law, Oregon State Bar Number: 861803.