

2013-010908

Klamath County, Oregon



00142868201300109080030032

09/25/2013 02:51:05 PM

Fee: \$47.00

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

Commitment Number: 3208043  
Seller's Loan Number: 1704627652

Grantee(s) Tax-Mailing Address:  
20201 SW Birch Street, Suite 100, Newport Beach, CA 92660

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
R529413

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**SPECIAL WARRANTY DEED**

**Federal National Mortgage Association**, whose mailing address is **14211 Dallas Pkwy. Suite 11201 Dallas, TX 75254**, hereinafter grantor, for \$27,350.00 (Twenty Seven Thousand Three Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **BlackCastle, 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 SITUATED IN THE COUNTY OF KLAMATH AND STATE OF OREGON BEING KNOWN AND DESIGNATED AS FOLLOWS:**

**THE N1/2 OF LOT 7, BLOCK 3, ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Property Address is: 2859 ALTAMONT DR, KLAMATH FALLS, OR 97603**

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: **Instr. 2013-002820**

Executed by the undersigned on 8/28, 2013:

**Federal National Mortgage Association**

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

By: 

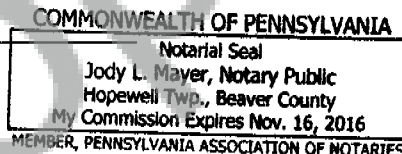
Name: Christopher Daniel

Title: Att

STATE OF Pennsylvania  
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 28 day of August, 2013, 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



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.