

2014-000624

Klamath County, Oregon



00147646201400006240030034

01/23/2014 01:09:45 PM

Fee: \$52.00

Commitment Number: 3230439
Seller's Loan Number: L1309SK

After Recording Return To:
ServiceLink,
FNF's National Lender Platform
1200 Cherrington Parkway
Moon Township, PA 15108

Grantee(s) Tax-Mailing Address:
1112 Price Ave., Columbia, SC 29201

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
R434042**

SPECIAL WARRANTY DEED

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$16,850.00 (Sixteen Thousand Eight Hundred Fifty Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Kaja Holdings 2, LLC**, hereinafter grantee, whose tax mailing address is **1112 Price Ave., Columbia, SC 29201**, 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: LOT 12 IN BLOCK 22 OF CHELSEA ADDITION, ACCORDING TO THE

**OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK
OF KLAMATH COUNTY, OREGON.**

Property Address is: 3444 QUARRY 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. # 2013007085**

Executed by the undersigned on 1-8, 2014:

Federal National Mortgage Association

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

By: 

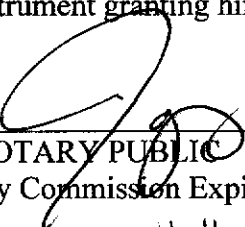
Name: Christopher Daniel

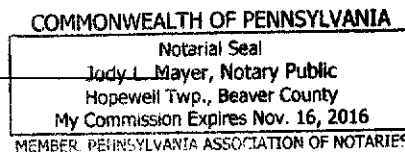
Title: Attorney

A Power of Attorney relating to the above described property was recorded on 01/27/2012 at Document Number: BK 2012 PG 737.

STATE OF Pennsylvania
COUNTY OF ALLEGHENY

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 8 day of JAN, 2014, 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 11-16-16



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.