

2008-003305

Klamath County, Oregon



00041818200800033050020025

03/14/2008 03:11:17 PM

Fee: \$26.00



After recording return to:
Mark A. Teel and Jennifer L. Teel
10738 Kincheloe Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Mark A. Teel and Jennifer L. Teel
10738 Kincheloe Avenue
Klamath Falls, OR 97603

File No.: 7191-1188378 (tam)
Date: March 12, 2008

THIS SPACE

STATUTORY WARRANTY DEED

Gorilla Capital, Inc., an Oregon Corporation, Grantor, conveys and warrants to **Mark A. Teel and Jennifer L. Teel, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

UNIT 10738, (KINCHELOE AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$114,900.00**. (Here comply with requirements of ORS 93.030)

F26-

APN: R883625

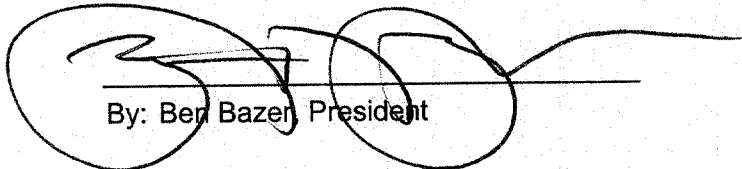
Statutory Warranty Deed
- continued

File No.: 7191-1188378 (tam)
Date: 03/12/2008

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

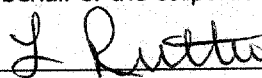
Dated this 13 day of MARCH, 2008

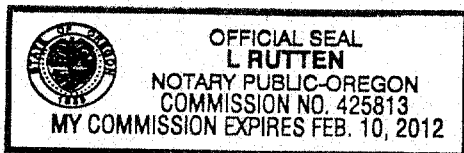
Gorilla Capital, Inc., an Oregon corporation


By: Ben Bazer, President

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 13 day of March, 2008
by Ben Bazer as President of Gorilla Capital, Inc., on behalf of the corporation.





Notary Public for Oregon
My commission expires: 2/10/2012