## 2008-013161 Klamath County, Oregon

00053593	32008001	31610020	026	



After recording return to: Neil F. Snell 10027 McGuire Klamath Falls, OR

Until a change is requested all tax statements shall be sent to the following address: Neil F. Snell 10027 McGuire Klamath Falls, OR

File No.: 7191-1261784 (tam) Date: September 19, 2008

OF EAST	<b>18   6</b>   <b>1   10   6</b>   <b>20</b>		
			1 <b>e</b> n 8 1 1 <b>e</b> n 8
A) B 20 0 1 (0 ) 1 20 0			
00053593200	8001316100	20026	

09/22/2008 03:13:17 PM

Fee: \$26.00

## STATUTORY WARRANTY DEED

THIS SPACE

Gorilla-Capital of Klamath County, LLC., Grantor, conveys and warrants to Neil F. Snell and Ashely R. Jones, not as tenants in common, but with the rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

UNIT 10027 (MCGUIRE AVENUE) SUPPLEMENTAL PLAT TRACT 1379 FALCON HEIGHTS CONDOMINIUM STAGE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

## Subject to:

- 1. Fiscal year real property taxes, a lien not yet payable.
- 2. 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 \$118,500.00. (Here comply with requirements of ORS 93.030)

## Statutory Warranty Deed continued

File No.: 7191-1261784 (tam) Date: 09/19/2008

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 19	_ day of _	September	, 20 08
---------------	------------	-----------	---------

Gorilla-Capital of Klamath County, LLC., an Oregon limited liability company

By: Ben Bazer, Manager

STATE OF Oregon

)ss.

County of Lane

This instrument was acknowledged before me on this 19 day of September by Ben Bazer as Manager of Gorilla-Capital of Klamath County, LLC., on behalf of the limited liability company.

Notary Public for Oregon

My commission expires: January 28, 2011

OFFICIAL SEAL **MELISSA M CANNELL** NOTARY PUBLIC-OREGON COMMISSION NO. 413739 MY COMMISSION EXPIRES JAN. 28, 2011