Autorit @ Charles

2008-015074 Klamath County, Oregon



Fee: \$36.00

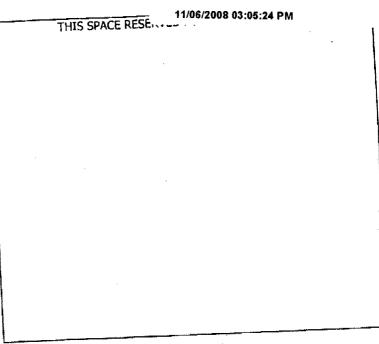


After recording return to: George and Linda Colville 105005 Spring Lake Road Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address: SAME

File No.: ()

Date: October 31, 2008



STATUTORY BARGAIN AND SALE DEED

Gorilla Capital, Inc., who acquired title as Gorilla Capitol, Inc., Grantor, conveys to George Michael Colville and Linda Marie Colville, husband and wife, Grantee, the following described real property:

See Exhibit "A" attached hereto and incorporated herein

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$126,000.00. (Here comply with requirements of ORS 93.030)

Dated this 18 day of DECEMBER 2007

APN:

Bargain and Sale Deed - continued

File No.: 7021-Stacy (SAC)

Date: 02/22/2005

Gorilla Capital) Inc. Ben Bazer, President

STATE OF

Oregon

)\$5.

County of

This instrument was acknowledged before me on this 3 day of November, 20 09 by Ben Bazer as President of Gorilla Capital, Inc.. Melua My Cannell

Notary Public for Oregon

My commission expires: January 29 2011

OFFICIAL SEAL

MELISSA M CANNELL

NOTARY PUBLIC-OREGON
COMMISSION NO. 413739
MY COMMISSION EPIRES JAN. 28, 2011

EXPIRIT .

A portion of Lois 11 and 12, Block 3, ALTAISONT ACRES, in the County of Klamatte 1 ate of Oregon, described as follows:

EXCEPTING THEREPROM the South 5 feet fivered doeded to Klamath County for purposes by Dead Book 328. Page 589, Dead Remath County, Oragon.

ALSO EXCEPTING THERSPROM their portion conveyed to Klamath County in Deer - orded July 11, 2001 in Book MO1 at Page 23838, Microfilm Records of Klamath County, Diegon.

CODE 041 MAP-1908-003DC TE 04Y89 KEY# 628883

SCRIVENER INSTRUCTIONS: 007 Date: Decemb: To: First American Title Insurance You are hereby instructed to act as our serivener in preparing the following 1.) BARGAIN AND SALE DEED from Gorilla Capital, Inc., who assured title as Gorille Capitol, Inc., Grantor To George Michael Colvine and Linda Marie Colville, husband and artic, Grantee Covering the following described property: See Exhibit "A" attached herete and incorporated herein If the deed is a Warranty Deed, the conveyance is to be subject to and excefollowing: COVENANTS, CONDITIONS, RESTRICTIONS, LIENS AN EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR 46 PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORD? . LAT OR SURVEY. You are further advised and instructed as follows: 1. Any consideration for the conveyance of the property shall be paid berundersigned outside of Pirst American Title. Consideration shall be "\$126,000.00" 3. Each of the undersigned has examined and hereby approves the deed p accordance with these instructions. 4. No title report or title insurance policy is to be obtained or issued in co. with this transaction, and therefore First American Title shall have no to responsibility with regard to the condition title to the property. 5. First American Title makes no representation whatsoever as to the office, that this Deed may have on any title insurance policy. 6. The Granter and Grantes have both consulted tax/legal advice as to tax/legal consequences orested by the recording of this deed. 7. First American Title is directed not to notify any existing encumbrance ಸಕ(ಽ) of this transaction or contact any existing encumbrance-holder(s) for ar 7:056 relating to this conveyance. It is acknowledged that if the loan docum-**ነ**ህን excisting encumbrance-holder contain a "due on sale" clause, it may allrequire full payment of the loan balance upon an undisclosed sale of the resty. The Grantor and Grantee have both had an opportunity to review the ledocuments and to seek the advice of any attorney about the consequence. 8. After you have received the signed and notarized Deeds these fully sign. instructions and the fens, you are to record the Deed in LANE County (KLANATH Records. The undersigned parties acknowledge and understand they have been advislegal and financial council prior to the preparation and signature of the De-TT IS UNDERSTOOD BY THE PARTIES SIGNING THE ABOVE O: ATTACHED INSTRUCTIONS THAT THESE INSTRUCTIONS ARE COMPLETE INSTRUCTIONS BETWEEN THIS FIRM AS AN ESCHALA AGENT AND YOU AS A PRINCIPAL TO THE ESCROW TRANSA THESE INSTRUCTIONS MAY NOT INCLUDE ALL TRE TERMS AGREEMENT, WHICH IS THE SUBJECT OF THIS ESCROW. RE ...

By: Ben Bezer, Printent

UNLESS THEY ARE ACCEPTABLE TO YOU.

THESE INSTRUCTIONS CAREFULLY, AND DO NOT SIGN THE

George Michael Colville

da Marie Colville