

2008-015429

Klamath County, Oregon



00056275200800154290020023

11/14/2008 03:01:41 PM

Fee: \$26.00



After recording return to:  
Teddy B. Williams  
8107 Big Buck Lane  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Teddy B. Williams  
8107 Big Buck Lane  
Klamath Falls, OR 97601

File No.: 7191-1248305 (tam)  
Date: November 13, 2008

THIS SPACE

### STATUTORY WARRANTY DEED

**Gorilla Capital of Klamath County, LLC , an Oregon Limited Liability Company**, Grantor, conveys and warrants to **Teddy B. Williams** , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 11 IN BLOCK 109, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,  
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 **\$35,000.00**. (Here comply with requirements of ORS 93.030)

FLV-

APN: R366829

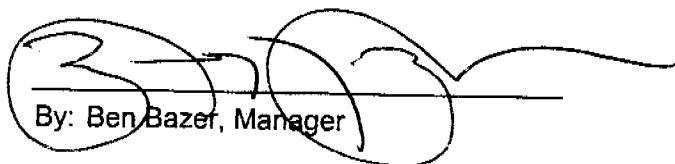
Statutory Warranty Deed  
- continued

File No.: 7191-1248305 (tam)  
Date: 11/13/2008

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.

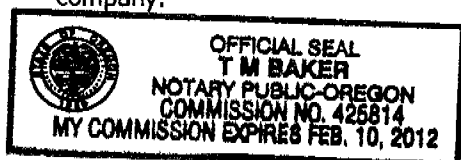
Dated this 13 day of November, 20 08.

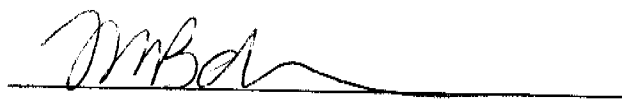
Gorilla Capital of Klamath County LLC, an  
Oregon limited liability company

  
By: Ben Bazer, Manager

STATE OF Oregon )  
 )ss.  
County of Lane )

This instrument was acknowledged before me on this 13 day of November, 20 08 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: Feb 10, 2012