

2008-016372

Klamath County, Oregon

RECORDING REQUESTED BY  
GRANTOR'S NAME  
Gorilla Capital of Klamath County, LLC

GRANTEE'S NAME  
Barbara Martin



12/11/2008 08:41:13 AM

Fee: \$21.00

AFTER RECORDING RETURN TO  
AND SEND TAX STATEMENTS TO:  
Barbara Martin  
4775 S 6<sup>th</sup> Street,  
Klamath Falls, OR 97603

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that the **GORILLA CAPITAL of KLAMATH COUNTY, LLC**, an Oregon limited liability company, does hereby grant, bargain, sell and convey to **Barbara Martin**, and unto her successors and assigns, all the following described real property, with the tenements, hereditaments and appurtenances situated in the County of Lane and State of Oregon:

THE EASTERLY 15 FEET OF LOT 10 OF GRACE PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THAT PORTION OF VACATED OXBOW STREET ADJOINING LOT 10 ON THE EAST AS DESCRIBED IN DEED VOLUME M71, PAGE 2187, MICROFILM RECORD OF KLAMATH COUNTY, OREGON.

Tax Parcel Number: R560903

commonly known as: 1726 Winona Way, Klamath Falls, OR 97603

The conveyance is subject to the following:

1. All easements, covenants, restrictions, conditions and encumbrances of record.

**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 AND FOREST PRACTICES AS DEFINED IN ORS 30.390.**

**THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$123,284 (See ORS 93.030)**

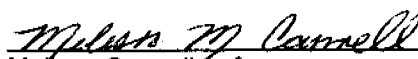
Dated: December 8<sup>th</sup>, 2008

**GORILLA CAPITAL of KLAMATH COUNTY, LLC**

  
Ben Bazer, Manager

STATE OF OREGON  
COUNTY OF LANE

This instrument was acknowledged before me on the 5th of December, 2008 by Ben Bazer, as Manager of Gorilla Capital of Klamath County, LLC

  
Melissa Cannell  
NOTARY PUBLIC FOR OREGON

