

2009-011165
Klamath County, Oregon



08/19/2009 02:58:36 PM

Fee: \$26.00



After recording return to:
Jana M. DuBose
10664 Wright Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Jana M. DuBose
10664 Wright Avenue
Klamath Falls, OR 97603

File No.: 7191-1441818 (tam)
Date: July 16, 2009

THIS SPACE

STATUTORY WARRANTY DEED

Gorilla Capital of Klamath County 1, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Jana M. DuBose**, 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:

**UNIT 10664, (WRIGHT AVENUE), TRACT 1336-FALCON HEIGHTS CONDOMINIUM-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.
2. The **2009-10** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$103,000.00**. (Here comply with requirements of ORS 93.030)

File

APN: R883652

Statutory Warranty Deed
- continued

File No.: 7191-1441818 (tam)
Date: 07/16/2009

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 August, 20 09.

Gorilla Capital of Klamath County 1, LLC., an
Oregon limited liability company



By: Gorilla Capital, Inc., Manager, Ben
Bazer, President

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 13 day of August, 20 09
by Ben Bazer, President of Gorilla Capital, Inc. as Manager of Gorilla Capital of Klamath County 1, LLC.,
on behalf of the limited liability company.


OFFICIAL SEAL
T M BAKER
NOTARY PUBLIC-OREGON
COMMISSION NO. 425814
MY COMMISSION EXPIRES FEB. 10, 2012


Notary Public for Oregon
My commission expires: Feb 10, 2012


OFFICIAL SEAL
T M BAKER
NOTARY PUBLIC-OREGON
COMMISSION NO. 425814
MY COMMISSION EXPIRES FEB. 10, 2012