

2009-011581

Klamath County, Oregon



00071820200900115810030030



THIS SPACE

08/28/2009 02:40:23 PM

Fee: \$31.00

After recording return to:  
Andrew J. Worley  
2215 Hope Street  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Andrew J. Worley  
2215 Hope Street  
Klamath Falls, OR 97603

File No.: 7191-1446576 (tam)  
Date: August 27, 2009

### STATUTORY WARRANTY DEED

**Gorilla Capital of Klamath County 2, LLC., an Oregon Limited Liability Company, Grantor,** conveys and warrants to **Andrew J. Worley, a single individual , Grantee,** the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$73,645.00.** (Here comply with requirements of ORS 93.030)

FBI-

APN: R517578

Statutory Warranty Deed  
- continued

File No.: 7191-1446576 (tam)  
Date: 08/27/2009

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.

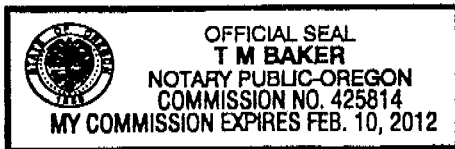
Dated this 27 day of AUGUST, 2009.

Gorilla Capital of Klamath County 2, 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 27 day of AUGUST, 2009  
by Ben Bazer, President of Gorilla Capital, Inc., as Manager of Gorilla Capital of Klamath County 2, LLC,  
on behalf of the limited liability company.



  
Notary Public for Oregon

My commission expires: Feb 10, 2012

APN: R517578

Statutory Warranty Deed  
- continued

File No.: 7191-1446576 (tam)  
Date: 08/27/2009

**EXHIBIT A**

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

**THAT PORTION OF THE SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SAID SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  495 FEET EAST OF THE SOUTHWEST CORNER OF SAID SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$ ; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  320 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN CONVEYED BEING THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID PLACE OF BEGINNING EAST AND PARALLEL TO THE NORTH LINE OF SAID SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  165 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  100 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  165 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  100 FEET TO THE PLACE OF BEGINNING.**

**EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE RIGHT OF WAY OF HOPE STREET.**

**NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.**