

2010-003039
Klamath County, Oregon



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THIS SPAC

03/08/2010 02:05:14 PM

Fee: \$47.00



After recording return to:
Darrell J. Micken
515 Lexington Avenue
Bozeman, MT 59715

Until a change is requested all tax statements
shall be sent to the following address:
Darrell J. Micken
515 Lexington Avenue
Bozeman, MT 59715

File No.: 7191-1505624 (tam)
Date: February 08, 2010

STATUTORY WARRANTY DEED

Gorilla Capital of Klamath County 5, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Darrell J. Micken, as to an undivided 50% interest and Sean M. Micken, as to an undivided 50% interest, , 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.

The true consideration for this conveyance is **\$117,210.00**. (Here comply with requirements of ORS 93.030)

47

APN: R501683

Statutory Warranty Deed
- continued

File No.: 7191-1505624 (tam)
Date: 02/08/2010

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.

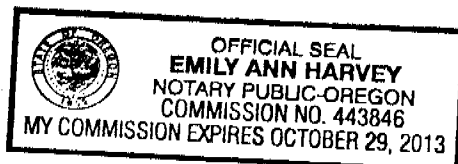
Dated this 1 day of MARCH, 2010.

Gorilla Capital of Klamath County 5, 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 1st day of MARCH, 2010
by Ben Bazer, President of Gorilla Capital, Inc., as Manager of Gorilla Capital of Klamath County 5, LLC,
on behalf of the limited liability company.




Notary Public for Oregon

My commission expires: October 29, 2013

EXHIBIT A

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

A PARCEL OF LAND WITHIN THAT TRACT OF REAL PROPERTY RECORDED IN VOLUME 259 ON PAGE 658 OF DEED RECORDS OF KLAMATH COUNTY, OREGON, DESCRIBED THEREIN AS BEING SITUATED IN SECTIONS 29 AND 32, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED TRACT OF REAL PROPERTY, WHICH CORNER IS RECORDED AS BEING IN AN OLD ESTABLISHED FENCE LINE DISTANT 368 FEET WEST, MORE OR LESS, FROM THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 29, T. 39 S., R. 8 E.W.M.; THENCE S 06° 21' E. ALONG THE WEST BOUNDARY OF SAID TRACT OF REAL PROPERTY A DISTANCE OF 3289.58 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N. 67° 22' E. 658.62 FEET; THENCE N. 04° 11' 20" W. 324.00 FEET; THENCE S. 70° 55' 45" W. 660.53 FEET; THENCE S. 06° 21' E. 362.00 FEET TO THE POINT OF BEGINNING CONTAINING 5.00 ACRES, MORE OR LESS, AND BEING IN SECTION 32, T. 39 S., R. 8 E.W.M., KLAMATH COUNTY, OREGON.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL, ALL THAT PORTION LYING NORTH OF A LINE PARALLEL WITH THE SOUTH BOUNDARY THEREOF AND 181.00 FEET DISTANT FROM SAID SOUTH BOUNDARY AS MEASURED ALONG THE EAST BOUNDARY, CONTAINING 2.61 ACRES MORE OR LESS.

TOGETHER WITH THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS ACROSS A 60 FOOT STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE STEEL STAKE WHICH MARKS THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME M-66 AT PAGE 7445 OF DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE S. 4°11.3' E., 317.41 FEET ALONG THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL TO AN IRON PIN; THENCE S. 4°11.3' E., 546.30 FEET TO A STEEL STAKE LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF OREGON HIGHWAY 66 AS CONSTRUCTED; THENCE N. 72°56.4' E. 30.77 FEET ALONG SAID RIGHT OF WAY LINE TO A STEEL STAKE; THENCE N. 72°56.4', 30.77 FEET ALONG SAID RIGHT OF WAY LINE TO A STEEL STAKE; THENCE N. 4°11.3' W. 862.06 FEET TO A STEEL STAKE; THENCE S. 74°20.9' W. 30.61 FEET TO A STEEL STAKE, THENCE S. 74°20.9' W., 30.61 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION.

NOTE: This legal description was created prior to January 1, 2008.