

2010-003114

Klamath County, Oregon



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03/09/2010 03:17:41 PM

Fee: \$37.00

RECORDING REQUESTED BY

Gorilla Capital of Klamath County 1, LLC, an Oregon Limited Liability Company
Gorilla Capital, Inc.

AFTER RECORDING RETURN TO
AND SEND TAX STATEMENTS TO:

GRANTEE'S NAME

Karen Thomas
7633 Donegal Place
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that **GORILLA CAPITAL OF KLAMATH COUNTY 1, LLC**, an Oregon limited liability company, does hereby grant, bargain, sell and convey to **Karen Thomas** and unto her successors and assigns, all the following described real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon:

Lots 52, 53 and the South feet of Lot 53B of Lakeshore Gardens, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.
commonly known as: 1639 Lakeshore Dr. 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 \$107,000.00 (See ORS 93.030)

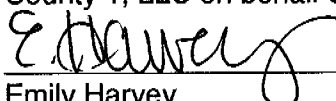
Dated: March 2nd, 2010

Gorilla Capital of Klamath County 1, LLC


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

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on the 2nd of March 2009 by Gorilla Capital Inc, 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


Emily Harvey

NOTARY PUBLIC FOR OREGON

My Commission Expires: Oct. 29, 2013

