

2010-005307

Klamath County, Oregon



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05/05/2010 01:41:32 PM

Fee: \$42.00

RECORDING REQUESTED BY

Gorilla Capital of Klamath County 8, LLC, an Oregon Limited Liability Company
Gorilla Capital, Inc.

AFTER RECORDING RETURN TO
AND SEND TAX STATEMENTS TO:
GRANTEE'S NAME

BM2W LLC and Scott A. Wise
1345 SE Priscilla Lane
Grants Pass, OR 97526

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that **GORILLA CAPITAL OF KLAMATH COUNTY 8, LLC**, an Oregon limited liability company, does hereby grant, bargain, sell and convey to **BM2W LLC and Scott A. Wise**, and unto their 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:

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT "A"
commonly known as: 4423 Winter Ave. 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 \$74,501.00 (See ORS 93.030)

Dated: December 17th, 2009

Gorilla Capital of Klamath County 8, LLC

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

STATE OF OREGON
COUNTY OF KLAMATH

This instrument was acknowledged before me on the 17 of Dec 2009 by Gorilla Capital Inc, by Ben Bazer, President of Gorilla Capital, Inc., as Manager of Gorilla Capital of Klamath County 8, LLC on behalf of the limited liability company

T.M. Baker
NOTARY PUBLIC FOR OREGON
My Commission Expires: Feb 10, 2012

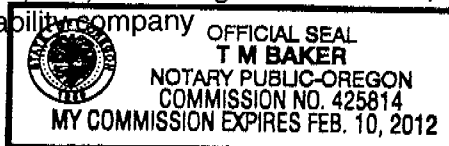


EXHIBIT "A"

The S 1/2 SW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 12' West a distance of 331.4 feet along the section line and North 88° 57' East a distance of 814.5 feet from the iron axel which marks the quarter section corner common to Section 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence; continuing North 88° 57' East a distance of 67.5 feet to a point; thence North 1°12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S 1/2 SW 1/4 NW 1/4 of Section 11; thence South 88°58' West along the North line of the S 1/2 SW 1/4 NW 1/4 of Section 11, a distance of 67.5 feet to an iron pin; thence South 1° 12' East a distance of 331.4 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying within Winter Avenue.