

2010-006266

Klamath County, Oregon



00084682201000062660020025



THIS SPACE

05/24/2010 02:50:12 PM

Fee: \$42.00

After recording return to:  
Regina N. Sample  
248 Angela Court  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Regina N. Sample  
248 Angela Court  
Klamath Falls, OR 97601

File No.: 7191-1562295 (tam)  
Date: May 12, 2010

1562295

### STATUTORY WARRANTY DEED

**Gorilla Capital of Klamath County 2, LLC**, Grantor, conveys and warrants to **Regina N. Sample**, 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:

**LOT 28 OF OLD FORT ESTATES - TRACT 1327, 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.

The true consideration for this conveyance is **\$135,000.00**. (Here comply with requirements of ORS 93.030)

F

APN: R884756

Statutory Warranty Deed  
- continued

File No.: 7191-1562295 (tam)  
Date: 05/12/2010

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

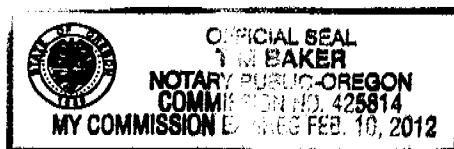
Dated this 12 day of May, 20 10.


Gorilla Capital of Klamath County 2, LLC, an  
Oregon limited liability company

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

STATE OF Oregon )  
County of Lane )ss.

This instrument was acknowledged before me on this 13 day of May, 20 10  
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

