

1<sup>st</sup> 1759133

2011-011380  
Klamath County, Oregon



00108535201100113800020022

10/12/2011 03:13:44 PM

Fee: \$42.00



THIS SPAC

After recording return to:  
Enrique R. Chavez  
2250 Garden Avenue  
Klamath Falls, OR 97601

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

Enrique R. Chavez  
2250 Garden Avenue  
Klamath Falls, OR 97601

File No.: 7191-1759133 (tam)

Date: September 08, 2011

### STATUTORY WARRANTY DEED

**Gorilla Capital, Inc., an Oregon corporation**, Grantor, conveys and warrants to **Enrique R. Chavez**, 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 473 IN BLOCK 114, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON,  
ACCORDING TO THE DULY RECORDED 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.
2. 2011-12 Taxes a lien not yet due and payable.

The true consideration for this conveyance is **\$76,000.00**. (Here comply with requirements of ORS 93.030)

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, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 10 day of October, 2011

**Gorilla Capital, Inc., an Oregon corporation**

By: Tanja Baker, Vice President of  
Operations

STATE OF Oregon )  
 )ss.  
County of Lane )

This instrument was acknowledged before me on this 10 day of October, 2011  
by Tanja Baker as Vice President of Operations of Gorilla Capital, Inc., on behalf of the corporation.

Notary Public for Oregon  
My commission expires: 01-09-15

