



After recording return to:  
Tracye M Cardoza  
PO BOX 7515  
Klamath Falls, OR 97602

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Tracye M Cardoza  
PO BOX 7515  
Klamath Falls, OR 97602

File No.: 7192-1860335 (LT)  
Date: November 07, 2012

**2013-000799**  
Klamath County, Oregon  
01/22/2013 02:28:27 PM  
Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**Gorilla Capital CO 4, LLC**, Grantor, conveys and warrants to **Tracye M Cardoza**, 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:

**A parcel of land situate in the E1/2 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:**

**Beginning at an iron pin on the North boundary of the Klamath Falls-Lakeview Highway, said point being East a distance of 30.0 feet and South a distance of 1821.4 feet from the Northwest corner of the NE1/4 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, said corner being also the Northeast corner of "Junction Acres" subdivision; thence North parallel to the West line of the E1/2 NE1/4 of Section 7 a distance of 245.0 feet to an iron pin; thence East a distance of 270.4 feet to the true point of beginning; thence continuing East a distance of 138.8 feet; thence South 2° 23' West, a distance of 383.4 feet to the North boundary of the Klamath Falls-Lakeview Highway; thence North 70° 40' West along the North boundary of said Highway a distance of 138.8 feet; thence in a Northerly direction to the true point of beginning.**

**Subject to:**

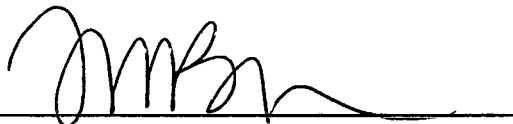
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$169,900.00**. (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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 7 day of November, 2012.

Gorilla Capital CO 4, LLC

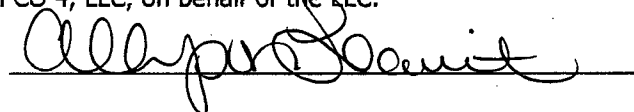
  
By: Tanja Baker, Manager

STATE OF Oregon )

)ss.

County of Lane )

This instrument was acknowledged before me on this 7 day of November, 2012  
by Tanja Baker as Manager of Gorilla Capital CO 4, LLC, on behalf of the LLC.



Notary Public for Oregon

My commission expires: 01.09.2015

