

1st 2298771

**RECORDING REQUESTED BY**  
**GRANTOR'S NAME**  
Maria Estela Alvarado  
3122 Hammer St.  
Klamath Falls, Or. 97603

**2014-008924**  
Klamath County, Oregon  
08/28/2014 09:03:06 AM  
Fee: \$47.00

**AFTER RECORDING RETURN TO**  
**AND SEND TAX STATEMENTS TO:**  
**GRANTEE'S NAME**  
Gorilla Capital OR 201, LLC  
1342 High St  
Eugene, OR 97401

**BARGAIN AND SALE DEED**

**\*AKA Maria Estele Woodley**

KNOW ALL MEN BY THESE PRESENTS, that Maria Estela Alvarado,\* (Grantor) does hereby grant, bargain, sell and convey to **Gorilla Capital OR 201, LLC**, (Grantee) and unto its successors and assigns, all the following described real property ("Property"), with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon. Grantor hereby convey to Grantee all of the Grantor's rights, title and interest remaining after that certain Sheriff's Sale conducted on AUGUST 4TH, 2014 in and to that certain real property, more particularly described as follows (the "Property"), **including but not limited to all statutory rights of redemption pursuant to ORS 88.080 and ORS 18.960 to 18.993** and the Circuit Court of the State of Oregon for KLAMATH County, **CASE NO. 1300305CV**. Grantor jointly and severally represents and warrants to Grantee by signing below that each of the Grantor has not assigned, transferred, or relinquished its redemption rights in this Property to any other party:

See Exhibit 'A' attached hereto and by reference made a part hereof.  
Commonly known as: 3122 HAMMER ST. KLAMATH FALLS, OREGON. 97603

The conveyance is subject to the following:

1. All easements, covenants, restrictions, conditions and encumbrances of record.

In construing this Instrument and whenever the context so requires, the singular becomes the plural.

**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.**

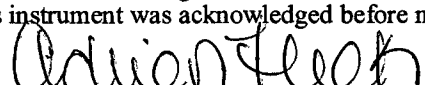
**THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$500.00 (See ORS 93.030).**

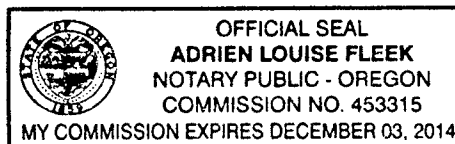
Dated: AUGUST 27, 2014

  
By: Maria Estela Alvarado *AKA Maria Estela Woodley*

STATE OF OREGON  
COUNTY OF *Klamath*

This instrument was acknowledged before me on the 27 of *Aug* 2014 by Maria Estela Alvarado *Woodley*

  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: *12-3-14*



**EXHIBIT 'A'**

**LOT 2, TRACT 1315, WOODWORTH PARK, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY, OREGON**

Commonly known as: **3122 HAMMER ST. KLAMATH FALLS, OREGON. 97603**