

First Am 7192-230231L

**RECORDING REQUESTED BY**

**GRANTOR'S NAME**

Dale M. Fenske and Marcella K. Fenske  
15414 Seward St.  
Omaha, NE 68154

**2014-009177**

**Klamath County, Oregon**

**09/03/2014 01:20:35 PM**

**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**

KNOW ALL MEN BY THESE PRESENTS, that Dale M. Fenske and Marcella K. Fenske, (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 JULY 11TH, 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. 1302983CV**. 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: **1027 LAKESHORE DR, Klamath Falls, 97601**

The conveyance is subject to the following:

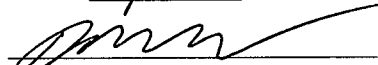
1. All easements, covenants, restrictions, conditions and encumbrances of record.

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

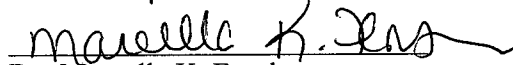
**THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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 \$3,000.00 (See ORS 93.030).**

Dated: 9/2, 2014

  
By: Dale M. Fenske

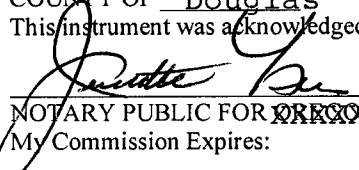
Dated: 9/02, 2014

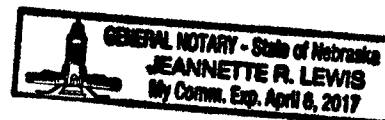
  
By: Marcella K. Fenske

STATE OF Nebraska  
COUNTY OF Douglas

2nd September

This instrument was acknowledged before me on the \_\_\_\_ of \_\_\_\_ 2014 by Dale M. Fenske & Marcella K. Fenske

  
NOTARY PUBLIC FOR ~~OREGON~~ NEBRASKA  
My Commission Expires:



**EXHIBIT 'A'**

Lot 18 of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

Commonly known as: **1027 LAKESHORE DR, Klamath Falls, 97601**