

2015-005043

Klamath County, Oregon

RECORDING REQUESTED BY

GRANTOR'S NAME

Tracy Moch
6742 Eberlein Ave
Klamath Falls, OR 97603



00169676201500050430020021

05/18/2015 12:50:35 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 **Tracy Moch**, (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 **APRIL 29TH, 2015** 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. 1301550CV**. 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.

The conveyance is subject to the following:

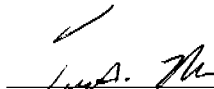
1. All easements, covenants, restrictions, conditions and encumbrances of record.

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 \$1,000.00 (See ORS 93.030).

Dated: May 13, 2015


Tracy Moch

STATE OF OREGON
COUNTY OF Lane

This instrument was acknowledged before me on the 13 of May, 2015 by Tracy Moch.



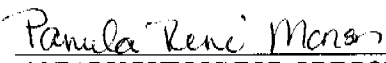

NOTARY PUBLIC FOR OREGON
My Commission Expires: 2/10/2016

EXHIBIT 'A'

LOT 27, BLOCK 5 OF TRACT NO. 1003 KNOWN AS THIRD ADDITION TO MOYINA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON and commonly known as: 6742 EBERLEIN AVE Klamath Falls OR 97603.