

2016-001304

Klamath County, Oregon



00182053201600013040020026

02/09/2016 02:29:30 PM

Fee: \$47.00

## RECORDING REQUESTED BY

## GRANTOR'S NAME

CLIFFORD L ROBINSON &amp;

TERRI K GARDNER-ROBINSON

1043 CARLSON DR Klamath Falls 97603

AFTER RECORDING RETURN TO  
AND SEND TAX STATEMENTS TO:

## GRANTEE'S NAME

Gorilla Capital OR 201GF1, LLC

1342 High St. Eugene, OR 97401

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that CLIFFORD L ROBINSON & TERRI K GARDNER-ROBINSON, (Grantors) do hereby grant, bargain, sell and convey to **Gorilla Capital OR 201GF1, 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. Grantors hereby convey to Grantee all of the Grantors' rights, title and interest remaining after that certain Sheriff's Sale conducted on February 1st, 2016 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. 1301688CV. Grantors jointly and severally represent and warrant to Grantee by signing below that each of the Grantors has not assigned, transferred, or relinquished his or her redemption rights in this Property to any other party:

See Exhibit 'A' attached hereto and by reference made a part hereof.

Commonly known as: 1043 CARLSON DR Klamath Falls 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 WILL 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 APPROVED USES, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING AND FOREST PRACTICES AS DEFINED IN ORS 30.390.**

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1,500.00 (See ORS 93.030).

Dated: February 9<sup>th</sup>, 2016

*Clifford L Robinson*  
CLIFFORD L ROBINSON

*TERRI K Gardner-Robinson*  
TERRI K GARDNER-ROBINSON

STATE OF OREGON  
COUNTY OF *Klamath*

This instrument was acknowledged before me on the 9<sup>th</sup> of February 2015 by: CLIFFORD L ROBINSON & TERRI K GARDNER-ROBINSON

*Angelina Montecino*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11/26/17



Returned at Counter

**EXHIBIT 'A'**

**LOT 7 IN BLOCK 2 OF FIRST ADDITION TO MOYINA, ACCORDING TO  
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.**