



2016-004733
Klamath County, Oregon
05/10/2016 02:55:31 PM
Fee: \$52.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Joshua Thompson
512 Havencrest Court
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Joshua Thompson
512 Havencrest Court
Klamath Falls, OR 97603

File No.: 7192-2595509 (JLS)
Date: April 05, 2016

STATUTORY WARRANTY DEED

Gorilla Capital OR 201, LLC, Grantor, conveys and warrants to **Joshua Thompson and Rose Keppinger**, 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:

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 **\$195,000.00**. (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 6 day of April, 2016.

Gorilla Capital OR 201, LLC, a limited liability company

By: [Signature]

Name: Tanja Baker

Title: Manager

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 6 day of April, 2016
by Tanja Baker as Manager of Gorilla Capital OR 201, LLC, on behalf of the LLC.

[Signature]

Notary Public for Oregon

My commission expires: Feb 01, 2020

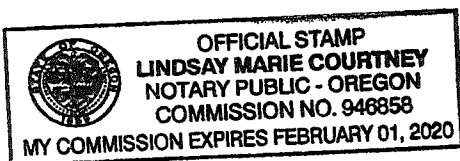


EXHIBIT "A"
LEGAL DESCRIPTION

lot 11 in Block 10 of TRACT NO. 1152, NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.