



After recording return to:
Mary Elaine Myers and Timothy David
Phlaum
6742 Eberlein Avenue
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Mary Elaine Myers and Timothy David
Phlaum
6742 Eberlein Avenue
Klamath Falls, OR 97603

File No.: 7192-2579135 (JLS)
Date: October 03, 2016

THIS SPACE RESERVED FOR RECORD

2016-010614

Klamath County, Oregon

10/05/2016 02:59:00 PM

Fee: \$52.00

STATUTORY WARRANTY DEED

Gorilla Capital OR 201, LLC, Grantor, conveys and warrants to **Mary Elaine Myers and Timothy David Phlaum not as tenants in common, but with rights of survivorship**, 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. The **2016-2017** Taxes, a lien not yet payable.
2. 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 **\$197,000.00**. (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.

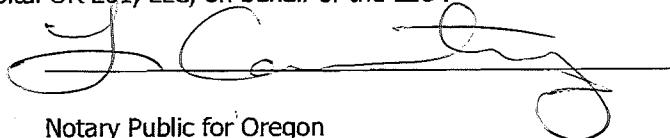
Dated this 3 day of October, 2014.

Gorilla Capital OR 201, LLC

By: 
Name: Tanja Baker
Title: Manager

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 3 day of October, 2014
by Tanja Baker as Manager of Gorilla Capital OR 201, LLC, on behalf of the LLC.



Notary Public for Oregon

My commission expires: Feb 1, 2020

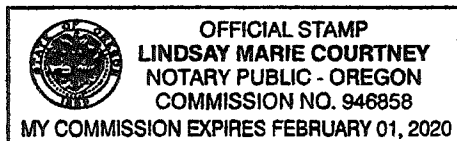


EXHIBIT "A"
LEGAL DESCRIPTION

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, Klamath County, Oregon.