

**AmeriTitle**  
MTC 13 3604 AM



**2016-012428**

**Klamath County, Oregon**

11/21/2016 03:00:01 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORD

After recording return to:  
Jose Oscar Villanueva  
3128 Boardman Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jose Oscar Villanueva  
3128 Boardman Avenue  
Klamath Falls, OR 97601

File No.: 7192-2748392 (JLS)  
Date: September 28, 2016

### **STATUTORY WARRANTY DEED**

**Gorilla Capital OR 201 GFI LLC**, Grantor, conveys and warrants to **Jose Oscar Villanueva**, 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:

**See attached exhibit "A"**

**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 **\$89,000.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed  
- continued

File No.: 7192-2748392 (JLS)

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 14 day of November, 2016.

Gorilla Capital OR 201 GFI LLC

By:

  
Name: Lindsay Courtney  
Title: Manager

STATE OF Oregon )

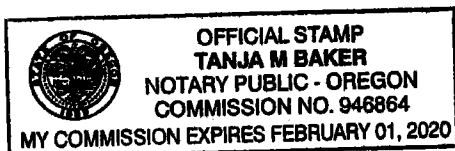
)ss.

County of Lane )

This instrument was acknowledged before me on this 14 day of November, 2016  
by **Lindsay Courtney as Manager of Gorilla Capital OR 201 GFI LLC.**

  
Notary Public for Oregon

My commission expires: Feb 1, 2020



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 8 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Unofficial  
Copy