

SHERIFF'S DEED

Grantor:

**KLAMATH COUNTY SHERIFF'S
OFFICE
3300 VANDENBERG ROAD
KLAMATH FALLS, OR 97603**

2017-001456

Klamath County, Oregon



00198991201700014560030031

02/10/2017 11:20:14 AM

Fee: \$52.00

Grantee:

**Gorilla Capital OR 201 GF1, LLC
1342 High Street
Eugene, OR 97401**

After recording return to:

**Gorilla Capital OR 201 GF1, LLC
1342 High Street
Eugene, OR 97401**

SPACE RESERVED
FOR
RECORDER'S USE

Until requested otherwise send all tax
statements to:

**Gorilla Capital OR 201 GF1, LLC
1342 High Street
Eugene, OR 97401**

THIS INDENTURE, Made this 02/10/2017, by and between Frank Skrah, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and Gorilla Capital OR 201 GF1, LLC, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 1404548CV, Klamath County Sheriff's Office Number J16-0039, in which THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE ON BEHALF OF CWABS, ASSET-BACKED CERTIFICATES TRUST 2006-19 was plaintiff(s) and SUSAN LOUISE VANDERMEER A/K/A SUE VANDERMEER; CAPITAL ONE BANK (USA), N.A.; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1321 SUMMERS LANE, KLAMATH FALLS, OR 97603 was defendant(s), in which a Writ of Execution, which was issued on 03/02/2016, directing the sale of that real property, pursuant to which, on 06/08/2016 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$47,001.00, to Gorilla Capital OR 201 GF1, LLC, who was the highest and best bidder, that sum being the highest and best sum bid therefore. At the time of the sale, the purchaser paid the amount bid for the property to the grantor or grantor's predecessor in office. After Grantor received funds in the amount bid at the sale, a certificate of sale, as required by law, was duly executed and delivered to the purchaser.



Returned at Counter

The real property has not been redeemed from the sale, and the time for so doing has now expired. The grantee herein is the owner and holder of the Certificate of Sale and has delivered the certificate to grantor.

NOW, THEREFORE, by virtue of said Writ of Execution, and in consideration of the sum paid for the real property at the sale, the grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the grantee, grantee's heirs, successors, and assigns, that certain real property situated in Klamath County, Oregon, described as follows, to-wit:

THE SOUTHERLY 40.9' OF LOT 18 AND THE NORTHERLY 56.83' LOT 19, BLOCK 3, SHADOW HILLS NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

COMMONLY KNOWN AS 1321 SUMMERS LANE, KLAMATH FALLS, OR 97603.

Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

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OFFICIAL SEAL
STEPHANIE M. LINTNE
OTARY PUBLIC-OREG
OMMISSION NO. 4801
OMMISSION EXPIRES JULY 2

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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



Chris Kaber, Sheriff of Klamath County, Oregon

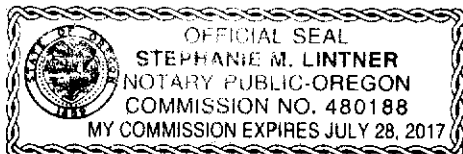
Becky Collins
Deputy Becky Collins

STATE OF OREGON)
) ss
County of Klamath)

R
ON
38
8, 2017

This instrument was acknowledged before me on 2/10/2017

by Becky Collins, Deputy for Chris Kaber, as Sheriff of Klamath County.



Stephanie M Lintner
Notary Public for the State of Oregon
My commission expires: July 28, 2017