

After Recording Return To
First American Title
2892 Crescent Ave.
Eugene, Oregon 97408



After recording return to:
Christina Swan and Randall P. Swan
10133 McGuire Avenue
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Christina Swan and Randall P. Swan
10133 McGuire Avenue
Klamath Falls, OR 97603

File No.: 7192-2956316 (JLS)
Date: November 28, 2017

2017-014625
Klamath County, Oregon
12/26/2017 03:05:01 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Gorilla Capital OR 201 GF1, LLC, Grantor, conveys and warrants to **Christina Swan and Randall P. Swan, as tenants by the entirety**, 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 **\$108,000.00**. (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 30 day of November, 2017.

Gorilla Capital OR 201 GF1, LLC

By: _____

Name: Lindsay Courtney
Title: Manager

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 30 day of November, 2017
by Lindsay Courtney as Manager of Gorilla Capital OR 201 GF1, LLC, on behalf of the LLC.

Notary Public for Oregon
My commission expires: Feb 01, 2020

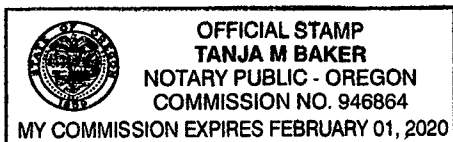


EXHIBIT "A"
LEGAL DESCRIPTION

Unit 10133 (McGuire Avenue) Supplemental Plat, Tract 1379, Falcon Heights Condominium Stage 3, according to the official plat thereof on file in the office of the County Clerk of, Klamath County, Oregon.