



After recording return to:  
Jonathan D. Ruark  
1043 Carlson Drive  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jonathan D. Ruark  
1043 Carlson Drive  
Klamath Falls, OR 97603

File No.: 7192-2978650 (JLS)  
Date: January 09, 2018

THIS SPACE RESERVED FOR RECORD

2018-000639

Klamath County, Oregon

01/18/2018 10:28:01 AM

Fee: \$47.00

### STATUTORY WARRANTY DEED

**Gorilla Capital OR 201 GF1, LLC**, Grantor, conveys and warrants to **Jonathan D. Ruark and Julia Lepsky, husband and wife**, 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:

**Lot 7 in Block 2 of First Addition to Moyina, according to the official plat thereof on file in the office of the County Clerk Klamath County, Oregon.**

**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 **\$202,000.00**. (Here comply with requirements of ORS 93.030)

APN:

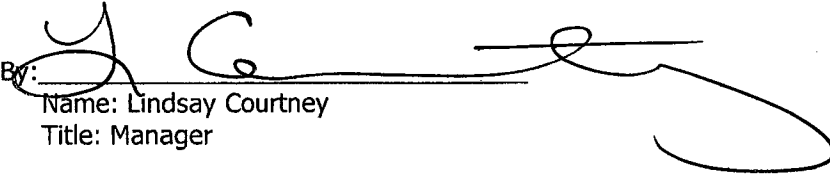
Statutory Warranty Deed  
- continued

File No.: 7192-2978650 (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.

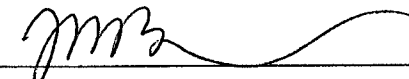
Dated this 10 day of January, 2018.

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 10 day of January, 2018  
by Lindsay Courtney as Manager of Gorilla Capital OR 201 GF1, LLC, on behalf of the LLC.

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

