

After Recording Return To
First American Title
2892 Crescent Ave.
Eugene, Oregon 97408 **FIRSTAM 7192-2989-783**

RECORDING REQUESTED BY

Wesley J. Olson
15992 Leslie Dr.
La Pine, OR. 97739

2018-002737

Klamath County, Oregon

03/13/2018 10:21:01 AM

Fee: \$42.00

**AFTER RECORDING RETURN TO
AND SEND TAX STATEMENTS TO:**

Gorilla Capital OR PW, LLC
1342 High St. Eugene, OR 97401

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that Wesley J. Olson (Grantor) does hereby grant, bargain, sell and convey to **Gorilla Capital OR PW, LLC**, (Grantee) and unto its successors and assigns, all of the Grantor's rights, title and interest remaining after that certain Sheriff's Sale conducted on December 6, 2017 in and to that certain real property, more particularly described as follows (the "Property"),

PARCEL 2 OF LAND PARTITION 10-06 SITUATED IN THE SE1/4 NW1/4 OF SECTION 25 TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

Commonly known as: 1749 CRESCENT CUT OFF RD. CRESCENT, OREGON 97733

including but not limited to all statutory rights of redemption pursuant to **ORS 88.080 and ORS 18.960 to 18.993** and the Circuit Court of the State of Oregon for Klamath County, Case No. 1300625CV. Grantor represents and warrants to Grantee by signing below that the Grantor has not assigned, transferred, or relinquished his redemption rights in this Property to any other party:

The conveyance is subject to the following:

1. All easements, covenants, restrictions, conditions and encumbrances of record.

In construing this Instrument and whenever the context so requires, the singular becomes the plural.

THIS INSTRUMENT WILL 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 APPROVED USES, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING AND FOREST PRACTICES AS DEFINED IN ORS 30.390.


THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS One Thousand Dollars (\$1,000.00) (See ORS 93.030).

Dated: 3-08, 2018


Wesley J. Olson

STATE OF ARIZONA
COUNTY OF La Paz

On this 8th day of March, 2018, before me personally appeared Wesley J. Olson, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be and acknowledged that he signed the above document.


NOTARY PUBLIC FOR ARIZONA
My Commission Expires: Sept. 1st, 2021

