After Recording Return To First American Title 2892 Crescent Ave. Eugene, Oregon 97408 F1257Pm 719a-3067440

RECORDING REQUESTED BY

Brad S. Haproff 1183 Harbor Isle Blvd. Klamath Falls, OR. 97601

AFTER RECORDING RETURN TO AND SEND TAX STATEMENTS TO:

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

BARGAIN AND SALE DEED

2018-006391

Klamath County, Oregon 05/24/2018 03:20:00 PM

Fee: \$47.00

KNOW ALL MEN BY THESE PRESENTS, that Brad S. Haproff, (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 04/11/2018 in and to that certain real property, more particularly described as follows (the "Property"),

Lot 126 of TRACT 1277, being a re-plat of Lots 35 through 42 of Block 1 of "HARBOR ISLES - TRACT 1209"; Lots 43 and 44, 48 through 58, and 64 through 71 of Block 1 of the "FIRST ADDITION TO HARBOR ISLES - TRACTS 1252"; Lots 1 through 6 and 9 through 23 of Block 2 of the "SECOND ADDITION TO HARBOR ISLES - TRACT 1259"; and a portion of Blocks A, B, and 4 of the "SHIPPINGTON ADDITION TO KLAMATH FALLS, OREGON", all situated in the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon."

Commonly known as: 1183 Harbor Isle Blvd. Klamath Falls, OR. 97601

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. 17CV08431, 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 Other Valued Consideration (See ORS 93.030).

Dated: May 15, 2018

Brad S. Hapref

STATE OF CALIFORNIA See attached California Acknowledgment

This instrument was acknowledged before me on the ____ of May 2018 by Brad S. Haproff.

NOTARY PUBLIC FOR CALIFORNIA

My Commission Expires:

| California all-forpose acrnowledgme | :NI CIVIL CODE § 1189 |
|--|--|
| A notary public or other officer completing this certificate ve to which this certificate is attached, and not the truthfulne | erifies only the identity of the individual who signed the document ss, accuracy, or validity of that document. |
| State of California | |
| County of OYa NS | |
| on c5 (15/2ol 8) before me, | Euria Johnan |
| Date 2 | Here Insert Name and Title of the Officer |
| personally appeared <u>57ad 5 Vo.V</u> | Mon Haproff |
| | Name(s) of Signer(s) |
| to the within instrument and acknowledged to me th | gnature(s) on the instrument the person(s), or the entity |
| RANIA YOUNAN Notary Public – California Orange County Commission # 2191890 My Comm. Expires Apr 15, 2021 | I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. |
| | WITNESS my hand and official seal. |
| | Signature Katta Kupar |
| Place Notary Seal and/or Stamp Above | Signature of Notary Public |
| | TIONAL |
| | n deter alteration of the document or is form to an unintended document. |
| Description of Attached Document | |
| Title or Type of Document: | |
| Document Date: | Number of Pages: |
| Signer(s) Other Than Named Above: | |
| Capacity(ies) Claimed by Signer(s) | , |
| Signer's Name: | Signer's Name: |
| ☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General | ☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian of Conservator | r □ Trustee □ Guardian of Conservator □ Other: |

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Signer is Representing:

CONTROL OF THE PROPERTY OF THE

Signer is Representing: _