

SHERIFF'S DEED

2018-007394

Klamath County, Oregon

Grantor:

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



00224092201800073940030039

06/19/2018 02:05:53 PM

Fee: \$92.00

Grantee:

**GORILLA CAPITAL OR PW, LLC AN  
OREGON LIMITED LIABILITY  
COMPANY**

After recording return to:

GORILLA CAPITAL OR PW, LLC AN  
OREGON LIMITED LIABILITY  
COMPANY

1342 High St.  
Eugene, OR 97401

SPACE RESERVED  
FOR  
RECORDER'S USE

Until requested otherwise send all tax  
statements to:

GORILLA CAPITAL OR PW, LLC AN  
OREGON LIMITED LIABILITY  
COMPANY

1342 High St.  
Eugene, OR 97401

Returned at Counter

THIS INDENTURE, Made this 06/19/2018, by and between Chris Kaber, Sheriff of Klamath County, Oregon, hereinafter called the grantor, and GORILLA CAPITAL OR PW, LLC AN OREGON LIMITED LIABILITY COMPANY, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Klamath County, Court Case Number 17CV08431, Klamath County Sheriff's Office Number F18-0209, in which JPMORGAN CHASE BANK, NATIONAL ASSOCIATION was plaintiff(s) and ESTATE OF DAVID LEE HAPROFF; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF DAVID LEE HAPROFF; JASON LEE HAPROFF; BRAD SHANNON HAPROFF; HARBOR ISLES HOMEOWNER'S ASSOCIATION; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1183 HARBOR ISLES BOULEVARD, KLAMATH FALLS, OR 97601 was defendant(s), in which a Writ of Execution, which was issued on 01/24/2018, directing the sale of that real property, pursuant to which, on 04/11/2018 the real property was sold, subject to redemption, in the manner provided by law, for the sum of \$210,000.00, to GORILLA CAPITAL OR PW, LLC AN OREGON LIMITED LIABILITY COMPANY, 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.

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:

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 1, B, AND 4 OF THE "SHIPPINGTON ADDITION TO KLAMATH FALLS, OREGON", ALL SITUATED IN THE W 1/2 SECTION 19 TOWNSHIP 38 SOUTH, RAND 9 EAST OF WILLAMETT MERIDIAN, KLAMATH COUNTY, OREGON.

The property is commonly known as: 1183 HARBOR ISLES BOULEVARD, KLAMATH FALLS, OR 97601

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.

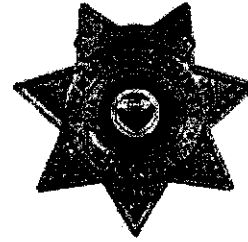
The true and actual consideration paid for this Sheriff's Deed, stated in terms of dollars, is \$50.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

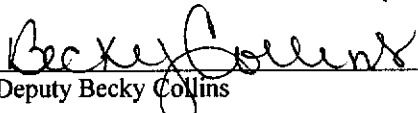
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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**

OFFICIAL ST  
AMANDA LEE B  
NOTARY PUBLIC -  
COMMISSION NO  
MISSION EXPIRES OCTO

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.



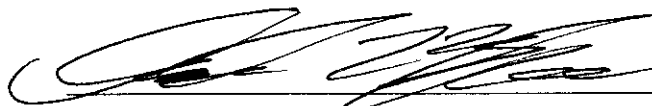
Chris Kaber, Sheriff of Klamath County, Oregon

  
Deputy Becky Collins

STATE OF OREGON     )  
                                  ) ss  
County of Klamath     )

This instrument was acknowledged before me on 06/19/2018

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



Notary Public for the State of Oregon

My commission expires: 10/15/2021

