



After recording return to:
Thomas E. Muzzey and Patricia
Muzzey
16511 Fishhole Creek Road
Bly, OR 97622

Until a change is requested all tax
statements shall be sent to the
following address:
Thomas E. Muzzey and Patricia Muzzey
16511 Fishhole Creek Road
Bly, OR 97622

File No.: 7192-3132722 (JLS)
Date: February 12, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

2019-001475

Klamath County, Oregon

02/15/2019 10:16:01 AM

Fee: \$92.00

STATUTORY WARRANTY DEED

Gorilla Capital OR PW, LLC, an Oregon, Grantor, conveys and warrants to **Thomas E. Muzzey and Patricia Muzzey, 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:

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 **\$163,000.00**. (Here comply with requirements of ORS 93.030)

APN: R404262

Statutory Warranty Deed
- continued

File No.: 7192-3132722 (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 13 day of February, 2019.

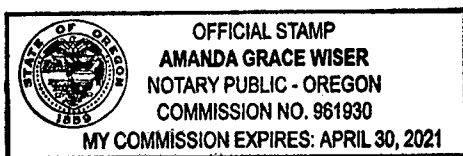
Gorilla Capital OR PW, LLC

By: 

Name: Lindsay Courtney
Title: Manager

STATE OF Oregon)
County of Lane)ss.

This instrument was acknowledged before me on this 13th day of February, 2019
by Lindsay Courtney as Manager of Gorilla Capital OR PW, LLC, on behalf of the LLC.



Amanda Wiser

Notary Public for Oregon
My commission expires: 4/30/2021

EXHIBIT "A"
LEGAL DESCRIPTION

SW1/4 of the SE1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.