



After recording return to:
Tyler James Carter and Jaclyn Marie
Carter
5249 Amberview Lane
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Tyler James Carter and Jaclyn Marie
Carter
5249 Amberview Lane
Klamath Falls, OR 97603

File No.: 7192-3439644 (JLS)
Date: May 04, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

2020-005717

Klamath County, Oregon

05/06/2020 02:31:48 PM

Fee: \$97.00

STATUTORY WARRANTY DEED

Gorilla Capital OR PW, LLC, Grantor, conveys and warrants to **Tyler James Carter and Jaclyn Marie Carter, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$245,000.00**. (Here comply with requirements of ORS 93.030)

APN:

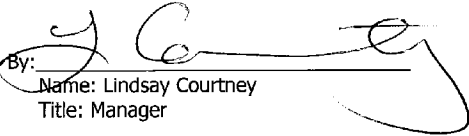
Statutory Warranty Deed
- continued

File No.: 7192-3439644 (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.

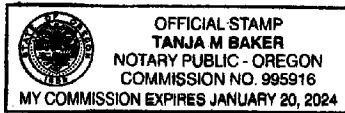
Dated this 5 day of May, 2020.

Gorilla Capital OR PW, LLC

By: 
Name: Lindsay Courtney
Title: Manager

STATE OF Oregon)
County of ~~Marion~~ LANE)ss.

This instrument was acknowledged before me on this 5 day of May, 2020
by Lindsay Courtney as Manager of Gorilla Capital OR PW, LLC, on behalf of the LLC




Notary Public for Oregon
My commission expires: January 20, 2024

APN:

Statutory Warranty Deed
- continued

File No.: **7192-3439644 (JLS)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

~~FILED~~ ~~NOV 16 2011~~ ~~AM~~
~~REG 6~~

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 9 in TRACT 1473 PHEASANT RUN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.