

2013-006805

Klamath County, Oregon



00137701201300068050020020

06/17/2013 09:57:32 AM

Fee: \$42.00

After recording return to:

**MILANA M. RUSZCZYK AND
STEPHEN P. RUSZCZYK
17535 NUTWOOD DRIVE
CARSON, CA 90746**

Until a change is requested, tax statements
shall be sent to the following address:

**MILANA M. RUSZCZYK AND
STEPHEN P. RUSZCZYK
17535 NUTWOOD DRIVE
CARSON, CA 90746**

WARRANTY DEED

Bristol Industries, LLC, a Nevada Limited Liability Company, residing at 2550 E. Desert Inn Rd, #488, Las Vegas, NV 89121, Grantor, conveys and warrants to Milana M. Ruszczyk and Stephen P. Ruszczyk, Husband and Wife, who resides at, 17535 Nutwood Drive, Carson, CA 90746, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath County, Oregon, to wit:

See Attached Exhibit 'A' Made A Part Hereof By Reference.

This property is free from encumbrances, except: None.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

The true consideration for this conveyance is \$1.00 and other good and valuable consideration.

Dated this 30th day of May, 2013.

Bristol Industries, LLC

State of Washington, County of Clark

This instrument was acknowledged before me on 5/30/2013 by
S. Seal, as Agent, Bristol Industries, LLC

My commission expires: 5/16/2017
Notary Public for the State of Washington

Notary Public
State of Washington
COURTNEY HAGEMAN
MY COMMISSION EXPIRES
JANUARY 16, 2017

EXHIBIT 'A'

Lot 3, Block 51 First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AKA: 3510 034A0 00600

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.