

2013-009183

Klamath County, Oregon



00140689201300091830020029

08/12/2013 11:19:09 AM

Fee: \$42.00

After recording return to:

**SERGEI MOCHTCHENKOV**  
**5528 189A STREET**  
**SURREY, BC V3S 6X1**  
**CANADA**

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

**SERGEI MOCHTCHENKOV**  
**5528 189A STREET**  
**SURREY, BC V3S 6X1**  
**CANADA**

## 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 Sergei Mochtchenkov, A Single Man, who resides at, 5528 189A Street, Surrey, BC V3S 6X1, Canada, 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 10<sup>th</sup> day of July, 2013.

Bristol Industries, LLC

State of Washington, County of Clark

This instrument was acknowledged before me on 7/10/2013 by  
S. Seal, as Agent, Bristol Industries, LLC

Summer Gibson  
My commission expires: 1/15/2016  
Notary Public for the State of Washington

NOTARY PUBLIC  
STATE OF WASHINGTON  
SUMMER GIBSON  
MY COMMISSION EXPIRES  
JANUARY 15, 2016

## **EXHIBIT 'A'**

**The southeast quarter of the northeast quarter of the northwest quarter of the northeast quarter of Section Twenty-three, Township Thirty-five South, Range Eleven East, Willamette Baseline and Meridian.**

**TOGETHER WITH an easement over the southerly thirty feet of the north half of the northeast quarter of the said Section Twenty-three; for ingress, egress, utility lines, and incidental purposes. In Klamath County, Oregon.**

**AKA: 3511 02300 00700**

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