

2013-013307

Klamath County, Oregon



00145749201300133070020025

12/03/2013 10:20:50 AM

Fee: \$42.00

After recording return to:

**DAVID M. YUROSKO AND
STEPHEN J. LAUCHAIRE
10279 WHITEHURST ST
WEEKI WACHEE, FL 34613**

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

**DAVID M. YUROSKO AND
STEPHEN J. LAUCHAIRE
10279 WHITEHURST ST
WEEKI WACHEE, FL 34613**

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 David M. Yurosko and Stephen J. Lauchaire, As Joint Tenants, who resides at, 10279 Whitehurst Street, Weeki Wachee, FL 34613, 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 18th day of Nov., 2013.

[Signature]
Bristol Industries, LLC

State of Washington, County of Clark

This instrument was acknowledged before me on 11/18/2013 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'

A parcel of land situated in the Northeast $\frac{1}{4}$ of Section 6, Township 36 South, Range 13 EWM, Klamath County, Oregon being more particularly described as follows: commencing at a 1 $\frac{1}{2}$ inch iron pipe with brass cap marking the Northeast corner of said Section 6; thence S 00degree 45'25" W along the Easterly line of said Section 6, 1286.71 feet; thence leaving said section line West, 441.60 feet to a $\frac{1}{2}$ inch pipe marking the point of beginning for this description, thence continuing West, 348.06 feet; thence South 20 degree 24'00" W, 533.40 feet; thence East, 533.99 feet to a $\frac{1}{2}$ inch iron pipe; thence North, 499.96 feet to the point of beginning.

AKA: 3613 006A0 00800

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