

2014-000317

Klamath County, Oregon

After recording return to:

**STEVEN TROITE**  
**PO BOX 265**  
**FOSTER, OR 97345**



00147271201400003170020020

01/14/2014 09:07:11 AM

Fee: \$47.00

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

**STEVEN TROITE**  
**PO BOX 265**  
**FOSTER, OR 97345**

## 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 Steven Troite, who resides at, PO Box 265, Foster, OR 97345, 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 20<sup>th</sup> day of Dec., 2013.

Bristol Industries, LLC

State of Washington, County of Clark

This instrument was acknowledged before me on 12/20/2013 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'**

**Lot 22, Block 3, Oregon Pines, as same is shown on plat filed June 30, 1969 duly recorded in the office of the county recorder of Klamath County, Oregon.**

**AKA: 3511 022B0 01900**

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