

2014-009698

Klamath County, Oregon



00158883201400096980020021

09/18/2014 09:03:14 AM

Fee: \$47.00

After recording return to:

EDITH Y. DUC PHAN

11514 SE HAZEL HILL RD

HAPPY VALLEY, OR 97086

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

EDITH Y. DUC PHAN

11514 SE HAZEL HILL RD

HAPPY VALLEY, OR 97086

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 Edith Y. Duc Phan, who resides at, 11514 SE Hazel Hill Rd, Happy Valley, OR 97086, 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 2nd day of Sept., 2014.

Bristol Industries, LLC

State of Washington, County of Clark

This instrument was acknowledged before me on 9/2/2014 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'

**Legal Description: Oregon Shores Unit 2, Tract 1113, Block 19, Lot 23,
in Klamath County, Oregon.**

AKA: 3507 018DC 03700

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