

2015-001648

Klamath County, Oregon



00165533201500016480020022

02/24/2015 10:49:44 AM

Fee: \$47.00

After recording return to:

**JOHN R. SEPS AND
CRESENCIA B. SEPS
PO BOX 147
SAN JACINTO, CA 92581**

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

**JOHN R. SEPS AND
CRESENCIA B. SEPS
PO BOX 147
SAN JACINTO, CA 92581**

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 John R. Seps and Cresencia B. Seps, Husband and Wife as Joint Tenants, whose address is PO Box 147, San Jacinto, CA 92581, 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 5th day of August, 2015.

Bristol Industries, LLC

State of Washington, County of Clark

This instrument was acknowledged before me on 2/5/2015 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 South Half of East Half of Lot 15, Block 2, also known as Lot 15C, Block 2, Klamath Falls Forest Estates Sycan Unit, as recorded in Klamath County, Oregon.

AKA: 3313 03100 00200

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