

2015-005269

Klamath County, Oregon



00169955201500052690020024

05/26/2015 08:31:28 AM

Fee: \$47.00

After recording return to:

**LUKE XAY MANIPAKONE AND  
JOY MANIPAKONE  
1201 ANDREW ST  
RAYMOND, WA 98577**

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

**LUKE XAY MANIPAKONE AND  
JOY MANIPAKONE  
1201 ANDREW ST  
RAYMOND, WA 98577**

## WARRANTY DEED

Igloo Industries, LLC, a Wyoming Limited Liability Company, residing at 301 Thelma Dr. #153, Casper, Wyoming 82609, Grantor, conveys and warrants to Luke Xay Manipakone and Joy Manipakone, Husband and Wife, who resides at, 1201 Andrew Street, Raymond, WA 98577, 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 24<sup>th</sup> day of April, 2015.

Igloo Industries, LLC

State of Washington, County of Clark

This instrument was acknowledged before me on 4/24/2015 by  
S. Seal, as Agent, Igloo 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, Oregon Pines, as same is shown on plat filed on June 30, 1989  
duly recorded in office of county recorder of Klamath County, Oregon.**

**AKA: R3511 016A0 00300**

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