

2015-006186

Klamath County, Oregon



00171049201500061860020023

06/15/2015 08:28:47 AM

Fee: \$47.00

After recording return to:
**PATRICK PICTON AND
I. KAY PICTON
PO BOX 192
CHEMULT, OR 97731**

Until a change is requested, tax statements
shall be sent to the following address:
**PATRICK PICTON AND
I. KAY PICTON
PO BOX 192
CHEMULT, OR 97731**

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 Patrick Picton and I. Kay Picton, Joint Tenants, whose address is, PO Box 192, Chemult, OR 97731, 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 29th day of May, 2015.

Bristol Industries, LLC

State of Washington, County of Clark

This instrument was acknowledged before me on 5/29/2015 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'

Block 6, Lot 2 in Mt Scott Meadows Subdivision, Track No. 1027, in the County of Klamath, State of Oregon, as per map recorded in the Office of the County Recorder of said County, excepting oil, gas and other mineral and hydrocarbon substances beneath the surface thereof. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, right and rights of way of record or appearing in the recorded map of said tract and specifically the covenants, conditions and restrictions set forth in the certain Declaration of Restrictions recorded in the Official Records of Klamath County, all of which are incorporated herein by reference with the same effect as though said Declaration were fully set forth herein.

AKA: 3107 001D0 00800

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