

2015-010393

Klamath County, Oregon



00176176201500103930020023

09/21/2015 10:16:41 AM

Fee: \$47.00

After recording return to:

DEBORAH BIRCH

832 BUREN, #12

KETCHIKAN, AK 99901

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

DEBORAH BIRCH

832 BUREN, #12

KETCHIKAN, AK 99901

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 Deborah Birch, A Married Woman, who resides at, 832 Buren, #12, Ketchikan, AK 99901, 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 26th day of Aug, 2015.

Bristol Industries, LLC

State of Washington, County of Clark

This instrument was acknowledged before me on 8/26/2015 by
S. Seal, as Agent, Bristol Industries, LLC

Summer Gibson
My commission expires: 4/15/2016
Notary Public for the State of Washington

NOTARY PUBLIC
STATE OF WASHINGTON
SUMMER GIBSON
MY COMMISSION EXPIRES
JANUARY 15, 2016

EXHIBIT 'A'

**The S 1/2 of the SW 1/4 of the SE 1/4 of the SW 1/4 of Section 36,
Township 35 South, Range 12 East of the Willamette Meridian,
Klamath County, Oregon.**

**Subject to a non-exclusive easement across the easterly 30 feet thereof,
together with a 60-foot, non-exclusive easement southerly along the
centerline of the SE 1/4 of the SW 1/4 of Section 36, thence easterly
along the section line to the intersection of Spring Butte Drive.**

AKA: 3512 03600 01900

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