

2015-010394

Klamath County, Oregon



00176177201500103940020020

09/21/2015 10:16:57 AM

Fee: \$47.00

After recording return to:

THOMAS CULLEN
12042 SE SUNNYSIDE RD, #435
CLACKAMAS, OR 97015

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

THOMAS CULLEN
12042 SE SUNNYSIDE RD, #435
CLACKAMAS, OR 97015

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 Thomas Cullen, A Single Man, who resides at, 12042 SE Sunnyside Rd, #435, Clackamas, OR 97015, 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: 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'

Nimrod River Park 4th Addition, Block 34, Lot 21(1.45 Acres more or less)

Subject to all conditions, covenants, restrictions, reservations, easements, rights and rights of way of record, official records of Klamath County, State of Oregon.

AKA: 3610 011A0 02900

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