

2016-008810

Klamath County, Oregon

08/19/2016 08:39:00 AM

Fee: \$47.00

After recording return to:
JAMES GAVIN BYARS
MARY KATHLEEN COUCH
702 HIGHWAY 105 LOT 39
PALMER LAKE, CO 80133

This space reserved for recorder's use

Until a change is requested, tax statements
shall be sent to the following address:
JAMES GAVIN BYARS
MARY KATHLEEN COUCH
702 HIGHWAY 105 LOT 39
PALMER LAKE, CO 80133

WARRANTY DEED

Bristol Industries, LLC, a Nevada Limited Liability Company, 2550 E. Desert Inn Rd. #488, Las Vegas, NV 89121 Grantor, conveys and warrants to James Gavin Byars and Mary Kathleen Couch as Joint Tenants, who reside at, 702 Hwy 105 Lot 39, Palmer Lake, CO 80133, 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 11th day of Aug 2016.

Bristol Industries, LLC

State of Washington, County of Clark

This instrument was acknowledged before me on 8-11-16 by
S. Seal, as Agent, Bristol Industries, LLC

Candice Armstrong
My commission expires: 1-15-20
Notary Public for the State of Washington

NOTARY PUBLIC
STATE OF WASHINGTON
CANDICE ARMSTRONG
MY COMMISSION EXPIRES
JANUARY 15, 2020

EXHIBIT 'A'

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #2, BLOCK 58, LOT 11 in Klamath county, State of Oregon.

AKA: 3811 016D0 00800

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