

2017-001119
Klamath County, Oregon
02/02/2017 02:55:00 PM
Fee: \$47.00

After recording return to:
IAN A. WENDER
2401 W. KILAREA AVE.
MESA, AZ 85202

This space reserved

Until a change is requested, tax statements
shall be sent to the following address:
IAN A. WENDER
2401 W. KILAREA AVE.
MESA, AZ 85202

WARRANTY DEED

Bristol Industries, LLC, a Nevada Limited Liability Company, residing at 2550 N. Desert Inn Rd. #488, Las Vegas, NV 89121, Grantor, conveys and warrants to Ian A. Wender, a Single Man, who resides at, 2401 W. Kilarea Ave., Mesa, AZ 85202, 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 8th day of Jan, 20 17.

Bristol Industries, LLC

State of Washington, County of Clark

This instrument was acknowledged before me on 1-8-17 by
S. Seal, as Agent, Bristol Industries, LLC

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

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

EXHIBIT 'A'

Lot 12, Block 58, Klamath Falls Forest Estates Highway 66 Unit, Plat NO. 2, in Klamath County, Oregon.

AKA: 3811 016D0 00900 000

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

Unofficial
Copy