

After recording return to:  
**TRAM ANH GIA PHAN**  
**3797 ALTAMONT AVE. NE**  
**ALBANY, OR 97322**

Until a change is requested, tax statements  
shall be sent to the following address:  
**TRAM ANH GIA PHAN**  
**3797 ALTAMONT AVE. NE**  
**ALBANY, OR 97322**

This space reserved for recorder's use

**2018-001399**

**Klamath County, Oregon**

**02/05/2018 10:35:01 AM**

**Fee: \$47.00**

## WARRANTY DEED

Igloo Industries, LLC, a Wyoming Limited Liability Company, residing at 301 Thelma Dr. #153, Casper, Wyoming 82609, Grantor, conveys and warrants to Tram Anh Gia Phan, a Single Woman, who resides at, 3797 Altamont Ave. NE, Albany, OR 97322, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath County, Oregon, to wit:

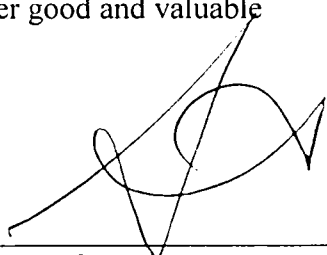
See Attached Exhibit 'A' Made A Part Hereof By Reference.

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.

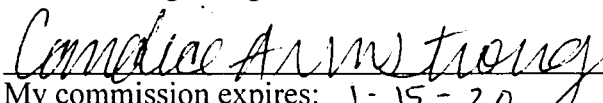
The true consideration for this conveyance is \$1.00 and other good and valuable consideration.

Dated this 25<sup>th</sup> day of January, 2018.

  
\_\_\_\_\_  
Igloo Industries, LLC

State of Washington, County of Clark

This instrument was acknowledged before me on 1-25-18 by  
S. Seal, as Agent, Igloo Industries, LLC

  
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'**

**Parcel 4, Lot 2, Map of Survey as recorded in Volume M-70 at Page 783,  
Klamath County, Oregon Deed Records.**

**AKA: 3611-010C-00200-000**

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