



THIS SPACE RESERVED FOR

2019-004109

Klamath County, Oregon

04/17/2019 02:35:01 PM

Fee: \$87.00

Jessey Kwong
1582 Gulf Road Unit 832
Point Roberts, WA 98281
Grantor's Name and Address

Jessey Kwong
1582 Gulf Road Unit 832
Point Roberts, WA 98281
Grantee's Name and Address

After recording return to:
Jessey Kwong
1582 Gulf Road Unit 832
Point Roberts, WA 98281

Until a change is requested all tax statements
shall be sent to the following address:
Jessey Kwong

File No. 262288AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Nautical Management Group, LLC, a Nevada LLC as Managing Manager of Bristol Industries, LLC, a Nevada LLC

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Jessey Kwong

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

The S1/2 of the SW1/4 of the SE1/4 of the SW1/4 of Section 36, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is deed vesting correction. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 29th day of October, 2018; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Nautical Management Group LLC, a Nevada LLC as Managing Manager of
Bristol Industries LLC, a Nevada LLC by Stephen Seal, its Managing Manager

State of Washington) ss
County of Clark)

On this 29 day of October, 2018, before me,
Candice Armstrong a Notary Public in and for said state, personally appeared
Stephen Seal, of Nautical Management Group, LLC, a Nevada LLC, Managing Manager of Bristol Industries LLC, a
Nevada LLC known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and
acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

Candice Armstrong
Notary Public for the State of WA
Residing at: Vancouver, WA
Commission Expires:
1-15-20

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