

2020-002894

Klamath County, Oregon

03/06/2020 03:31:04 PM

Fee: \$87.00

This space reserved

After recording return to:
CATHY S. BROWN
6804 ROBNEI CT.
FREDERICKSBURG, VA 22407

Until a change is requested, tax statements shall be sent to the following address:
CATHY S. BROWN
6804 ROBNEI CT.
FREDERICKSBURG, VA 22407

WARRANTY DEED

Igloo Industries, LLC, a Wyoming Limited Liability Company, residing at 301 Thelma Dr. #153, Casper, Wyoming 82609, Grantor, conveys and warrants to Cathy S. Brown, a Single Woman, who resides at, 6804 Robnel Ct., Fredericksburg, VA 22407, 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 10th day of February, 2020.

Igloo Industries, LLC

State of Washington, County of Clark

This instrument was acknowledged before me on 2-10-20
S. Seal, as Agent, Igloo Industries, LLC

Candice Armstrong
My commission expires: 1-15-24
Notary Public for the State of WA



EXHIBIT 'A'

Lot 6, Block 23 of Oregon Pines in the County of Klamath, State of Oregon, as same is shown on plat filed June 30, 1969 duly recorded in the Office of the County Recorder of said County.

AKA: 3511 014B0 09100

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