

2021-012633

Klamath County, Oregon

08/19/2021 08:08:00 AM

Fee: \$92.00

After recording, return to:

Bristol Industries, LLC
P.O. Box 872590
Vancouver, WA 98687

Until a change is requested,
all tax statements should be sent to:

Randolph Julian Pomeroy
4810 NE Sandy Blvd. #113
Portland, OR 97213

WARRANTY DEED

Under ORS 93.850

The grantor,

Bristol Industries, LLC, a Nevada Limited Liability Company, 2550 E Desert Inn
Rd #488, Las Vegas, NV 89121

for the true and actual consideration of Ten Thousand, Seven Hundred, Eighty
Two Dollars and Ninety Seven Cents (\$10,782.97)

CONVEYS AND WARRANTS to the grantee,

Randolph Julian Pomeroy, a Single Man, 4810 NE Sandy Blvd. #113, Portland,
OR 97213

the following described real property, free of encumbrances, except as specifically
set forth herein:

Klamath Falls Forest Estates Sycan Unit, the east 400' M/L of the west 1200'
M/L of Lot 9, Block 18, excepting therefrom the north 360' M/L. Located in
Klamath County, State of Oregon.

Parcel ID: 3313 02400 00800

And commonly known as: Vacant Lot

Source of Title:

Deed recorded on 1/14/2020, Instrument #2010-000473

This conveyance is made subject to:

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this _____ day of _____, 20____, in the presence of:

Signature

S. Seal, Agent, Bristol Industries

Print Name

Agent for Bristol Industries

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Washington
COUNTY OF Clark

On this 9th day of August, 2021, before me, Notary Public in and for said state, personally appeared S. Seal

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me he freely executed the same.

Signature: Jasmine Reeves
Print Name: Jasmine Reeves
Title: Notary Public
My Commission Expires: 4/16/25

JASMINE REEVES
Notary Public
State of Washington
License Number 21012146
My Commission Expires
April 16, 2025