

**2025-007441**

**Klamath County, Oregon**

08/22/2025 08:06:01 AM

Fee: \$102.00

After recording, return to:

Bristol Industries, LLC  
PO Box 872590  
Vancouver, WA 98687

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

Miriam Yanett Bawek and Hedy T  
Ramires  
4583 Horse Canyon Rd  
DeBeque, CO 81630

**SPECIAL WARRANTY DEED**

Under ORS 93.855

The grantor,

Bristol Industries, LLC, a Wyoming Limited Liability Company  
PO Box 872590  
Vancouver, WA 98687

CONVEYS AND SPECIALLY WARRANTS to the grantee,

Miriam Yanett Bawek and Hedy T Ramires, as joint tenants  
4583 Horse Canyon Rd  
DeBeque, CO 81630

the following described real property situated in Klamath County  
State of Oregon, free of encumbrances created or suffered by the grantor except  
as specifically set forth herein:

See Attached Exhibit A

And commonly known as: Vacant Land

Parcel ID: 3613 006A0 01100

The true and actual consideration for this conveyance is \$ 5,508.94

Fifteen Thousand, Five Hundred, Eight and 94/100 Dollars

**Source of Title:**

Warranty Deed dated August 7, 2009 and recorded September 9, 2009 in County records with Instrument No. 2009-012022

This conveyance is made subject to:

The grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.

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 signed and sealed these presents this 31<sup>st</sup>  
day of July, 2025

\_\_\_\_\_  
Signature

\_\_\_\_\_  
S. Seal

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Agent for Bristol Industries, LLC

\_\_\_\_\_  
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 31<sup>st</sup> day of July, 2025, before me, Notary Public in and for  
said state, personally appeared S. Seal, as Agent for Bristol Industries, LLC

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

Signature: Karie Rinker

Print Name: Karie Rinker

Title: Notary Public

My Commission Expires: 9/24/2028

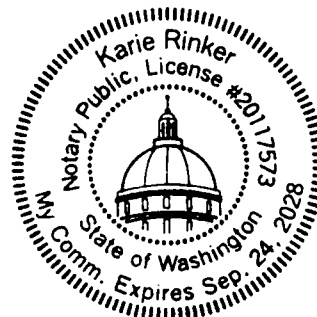


Exhibit A

Map Number: 3613 006A0 01100

A parcel of land situated in the NE ¼ of section 6, Township 36 South, Range 13 EWM, Klamath County, Oregon, being more particularly described as follows: Commencing at a 1 ½ inch iron pipe with brass cap marking the southeast corner of said Northeast quarter of Section 6; thence N 00degree 45' 25" E along the Easterly line of said Section 6, 894.84 feet; thence leaving said Section line West, 488.99 feet to the point of beginning for this section line West, 488.99 feet to the point of beginning for this description; thence continuing West 480.00 feet; thence South 20 degree 24' 00" W, 422.78 feet; thence East, 627.37 feet to a ½ inch iron pin; thence North 396.27 feet to the point of beginning.

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