

2025-011513
Klamath County, Oregon
12/26/2025 08:19:01 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:

Cindy Lee Ford
1485 Plumeria Dr.
Santa Rosa, CA 95403

SPECIAL WARRANTY DEED
Under ORS 93.855

The grantor,

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

CONVEYS AND SPECIALLY WARRANTS to the grantee,
Cindy Lee Ford, an unmarried woman
1485 Plumeria Dr.
Santa Rosa, CA 95403

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: 3611 006D0 01900

The true and actual consideration for this conveyance is \$ 7,885.00
Seven Thousand, Eight Hundred, Eighty-five and 00/100 Dollars

Source of Title:

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 1st day of December , 2025

Signature

S. Seal

Print Name

as manager 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 1st day of December , 2025 , before me, Notary Public in and for said state, personally appeared S. Seal, as manager 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

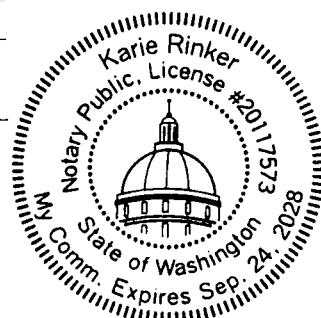


Exhibit A

Map Number: 3611 006D0 01900

Lot 118, Block 31, 4th Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

Unofficial
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