

KNOW ALL MEN BY THESE PRESENTS, that:

LOUIS DUBREY and HEIDI DUBREY, husband and wife
hereinafter called grantor, for the consideration hereinafter stated, does hereby
grant, bargain, sell and convey unto:

JOSEPH WONG

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 anywise appertaining, situated in the
County of Klamath, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

To Have and to Hold the same unto the said grantee and grantee's heirs,
successors and assigns forever.The true and actual consideration paid for this transfer, stated in terms
of dollars, is \$6,000.00. However, the actual consideration consists of
or includes other property or value given or promised which is the whole / part
of the consideration (indicate which).In construing this deed and where the context so requires, the singular
includes the plural and all grammatical changes shall be implied to make the
provisions hereof apply equally to corporations and to individuals.In Witness Whereof, the grantor has executed this instrument this _____
day of May 22, 1998; if a corporate grantor, it has
caused its name to be signed and its seal affixed by an officer or other person
duly authorized to do so by order of its board of directors.THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.Louis Dubrey
LOUIS DUBREYHeidi Dubrey
HEIDI DUBREYSTATE OF OREGON, County of KlamathThis instrument was acknowledged before me on _____, 1998, ss.by LOUIS DUBREY and HEIDI DUBREYThis instrument was acknowledged before me on _____, 1998,

by _____

as _____

of _____

Lisa Legget-Weatherby
Notary Public for OregonMy commission expires: 11/20/99LOUIS DUBREY11011 MIRACLE DR.KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

JOSEPH WONG804 E. CYPRESS, SUITE BREDDING, CA 96002

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOSEPH WONG804 E. CYPRESS, SUITE BREDDING, CA 96002Until a change is requested all tax state-
ments shall be sent to the following address.JOSEPH WONG804 E. CYPRESS, SUITE BREDDING, CA 96002

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SW1/4 NE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northwestern right-of-way line of Daggett Avenue from which an axle marking the center 1/4 corner of said Section 20 bears South 00 degrees 51' 00" West 54.06 feet; thence North 00 degrees 51' 00" East 63.74 feet; thence 56.64 feet along the arc of a 53.00 foot radius curve to the left; the long chord of which bears North 85 degrees 32' 36" East 53.92 feet to a point on the Northwestern right-of-way line of Daggett Avenue; thence following said right-of-way line 87.66 feet, more or less, along the arc of a 250.00 foot radius curve to the left, the long chord of which bears South 38 degrees 50' 48" West 87.21 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day
of June A.D., 19 98 at 11:18 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 18543.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross