

BARGAIN AND SALE DEED (Individual or Corporate).

After Recording Return to:

Capitol Industries, Inc.

5150 Macanne Ave. # 213213  
Reno, NV 89523

11992

Vol M03 Page

State of Oregon, County of Klamath

Recorded 02/27/2003 2:23 p m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements  
shall be sent to the address shown above.

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That BONG-GET-WONG, TRUSTEE UNDER A DECLARATION OF TRUT DATED NOVEMBER 1, 1997 AND WHICH IS NOW KNOWN AS RE: CLAM TRUST #540-21-2033, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CAPITOL INDUSTRIES, INC., a Nevada corporation, 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:

Lot 791, Block 105, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

ORIGINAL

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 \$ \_\_\_\_\_  
(here comply with the requirements of ORS 93.930)

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.

In Witness Whereof, the grantor has executed this instrument February 11, 2003; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

TRUSTEE

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_, by \_\_\_\_\_

Notary Public for Oregon

(SEAL)

My commission expires: \_\_\_\_\_

STATE OF California County of Los Angeles ss.

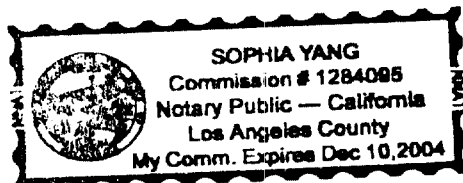
The foregoing instrument was acknowledged before me this 19 day of February, 2003, by Bong Get Wong as Trustee under a Declaration of Trust dated November 1, 1997 and which is now known as Re: Clam Trust #540-21-2033.

Notary Public for California

My commission expires: 12/10/04

(SEAL)

(If executed by a corporation, affix corporate seal)



Reclamation

Declarations

BARGAIN AND SALE DEED WITH COVENANTS SALE DEED

This document is recorded at the request of:

**BONG-GET-WONG, TRUSTEE UNDER A  
DECLARATION OF TRUST DATED NOVEMBER 1, 1997  
AND WHICH IS NOW KNOWN AS RE: CLAM TRUST  
#540-21-2033, as grantor  
and  
CAPITOL INDUSTRIES, INC., a Nevada corporation, as  
grantee**

**Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00056427**

11993

ORIGINAL