

04 AUG 27 AM 8:24

# WARRANTY DEED

State of Oregon, County of Klamath  
Recorded 08/27/04 8:24 A m  
Vol M04 Pg 56861  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

THIS DEED, Made this day of July 7, 2004 between

Alfred Samango  
P.O. Box 700  
Haleiwa, HI 96712

of the county of Honolulu and state of Hawaii

Davie G. Truong and Maggie C. Ngo, Trustees & Successor  
Trustees of The Truong-Ngo Family Living Trust dated  
September 9, 1999

whose legal address is 596 Cestaric Drive  
Milpitas, CA 95035

of the County of Santa Clara and State of California, grantees:

WITNESSETH, that the grantor, for and in consideration of the sum of \$5,900.00 the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, THEIR heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the County of Klamath and State of Oregon described as follows:

Lot 51, Block 16, Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO Covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

also known by street and number as: Vacant Land

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all estate, right title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantees, THEIR heirs and assigns forever. And the grantor, for themselves, THEIR heirs and personal representatives, does covenant, grant bargain And agree to and with the grantees, THEIR heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the promises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, EXCEPT FOR TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEAR, EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, IF ANY.

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

Alfred Samango

State of Hawaii

City and County of Honolulu

On this day 14th of July 20 04, before me personally appeared Alfred Samango, to me known or satisfactorily proven to be the person described in and who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

Dena Cowles

Dena Cowles

(Print name of Notary Public)

Notary Public, State of Hawaii

My Commission, Expires: 9/8/2006