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AFTER RECORDING MAIL TO:

BN
Vuong Nguyen
3970 Estancia Drive
Oceanside, CA 92054

State of Oregon, County of Klamath
Recorded 07/18/05 8:37a m
Vol M05 Pg 54755
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Filed for Record at Request of: Vuong Nguyen, 3970 Estancia Drive, Oceanside, CA 92054

BARGAIN AND SALE DEED

THE GRANTOR Gerald E. Smith

for and in consideration of Two thousand one hundred seventy-five Dollars (\$ 2,175.00),
in hand paid, bargains, sells, and conveys to :

VUONG NGUYEN, a married man, as his sole and individual property
the following described estate, situated in the County of Klamath , state of Oregon:

Lot 7 Block 42 Oregon Pines, according to the official plat thereof in the office
of the County Clerk of Klamath County, Oregon.
Assessor's Property Tax Parcel/Account Number: R279790

The Grantor for himself and for his successors in interest does by these presents
expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to
arise by statutory or other implication, and does hereby covenant that against all persons whomsoever
lawfully claiming or to claim by, through, or under said Grantor and not otherwise, he will forever warrant
and defend the said described real estate.

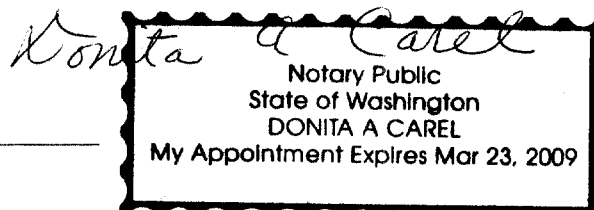
Dated: July 05, 2005
By: *[Signature]*

STATE OF Washington)
)-ss
COUNTY OF Clark)

I certify that I know or have satisfactory evidence that Gerald E Smith
(~~is~~are) the person(~~s~~) who appeared before me, and said person(~~s~~) acknowledged that (~~he~~/she/they) signed this instrument, on
oath
stated that (~~he~~/she/they) (~~is~~are) authorized to execute the instrument and acknowledged it to be the free and voluntary act of
such party(~~ies~~) for the uses and purposes mentioned in this
instrument.

Dated: 7-5-2005

My appointment expires: 3-23-2009



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