

MTCI396-8801

BARRY THIRIOT & LARRY STEWART
3933 SOUTHVIEW TERRACE
Medford, OR 97504

Grantor's Name and Address

L & B HOLDINGS LLC, A NEVADA LIMITED
LIABILITY COMPANY
1045 PEARL PEEK STREET
LAS VEGAS, NV 89110

Grantee's Name and Address

After recording return to:

L & B HOLDINGS LLC, A NEVADA LIMITED
LIABILITY COMPANY
1045 PEARL PEEK STREET
LAS VEGAS, NV 89110

Until a change is requested all tax statements
shall be sent to the following address:

L & B HOLDINGS LLC, A NEVADA LIMITED
LIABILITY COMPANY
1045 PEARL PEEK STREET
LAS VEGAS, NV 89110

Escrow No. AP0781698

THIS SI

2007-011252

Klamath County, Oregon



00025380200700112520020021

06/22/2007 11:34:35 AM

Fee: \$26.00

BSD=====

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That BARRY THIRIOT and LARRY STEWART, as to an undivided $\frac{1}{2}$ interest, as tenants in common, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto L & B HOLDINGS LLC, A NEVADA LIMITED LIABILITY COMPANY, 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 anyway appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit

Parcel 2 of Land Partition 45-99 in NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(commonly known as 4406 South 6th ST., Klamath Falls, OR)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.~~

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16th day of May, 2007; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Barry Thriot
BARRY THIRIOT

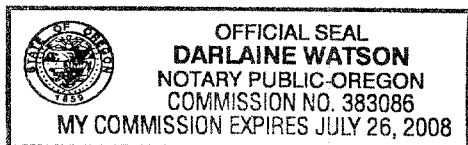
Larry Stewart
LARRY STEWART

State of Oregon
County of Jackson

This instrument was acknowledged before me on May 16th, 2007 by BARRY THIRIOT.

Darlene Watson
(Notary Public for Oregon)

My commission expires 7-26-08

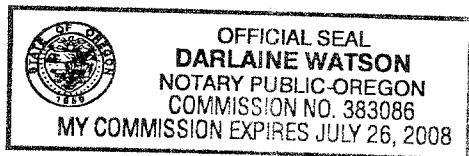


AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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State of Oregon
County of Clatsop

This instrument was acknowledged before me on May 16th, 2007 by LARRY STEWART.



Darlaine Watson
(Notary Public for _____)
My commission expires July 26 2008