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Fred Veiga Management
41-905 Boardwalk, Suite T-360
Palm Desert, Calif. 92211

Grantor's Name and Address

Mr. & Mrs. Sothy Seang
4332 Flagship Court
Las Vegas, Nevada 89121

Grantee's Name and Address

~~Fred Veiga Management~~
~~41-905 Boardwalk, Suite T-360~~
~~Palm Desert, Calif. 92211~~

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Mr. & Mrs. Sothy Seang
4332 Flagship Court
Las Vegas, Nevada 89121

2007-012710

Klamath County, Oregon



00027144200700127100010013

SPACE RESEF

FOR

07/18/2007 08:33:27 AM

Fee: \$21.00

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Fred Veiga Management

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Sothy Seang and Sochenda Tekpho Seang, husband and wife, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 8, Block 3, Klamath Country, in the County of Klamath, State of Oregon, as shown on Map filed in Book 20, Page 6 of Maps, in the office of the County Recorder of said County. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, right and rights of way of record.

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. The property described in this instrument may not be within a fire protection district protecting structures. The property is subject to land use laws and regulations, which, in farm or forest zones, may not authorize construction or sitting of a residence and which limit lawsuits against farming or forest practices as defined in ORS 30.930 in all zones. 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 existence of fire protection for structures.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 on July 9, 2007; if grantor is a corporation, 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.

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.

Carol J. Hope
Fred Veiga Management
Carol J. Hope, Trustee

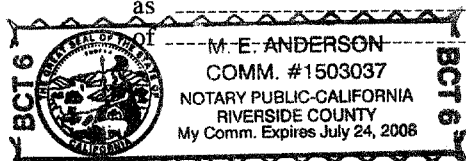
California
STATE OF OREGON, County of Riverside ss.

This instrument was acknowledged before me on July 12, 2007
by Carol J. Hope

This instrument was acknowledged before me on _____

by _____

as _____



[Signature]
Notary Public for Oregon California
My commission expires July 24, 2008