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Klamath Country Partnership
41-904 Boardwalk Ste. T-360
Palm Desert, Calif. 92211

Grantor's Name and Address

Sothy & Sochenda Seang
4332 Flagship Court
Las Vegas, Nevada 89121

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Klamath Country Partnership
41-905 Boardwalk, Ste. T-360
Palm Desert, CA. 92211

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

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

2008-001470

Klamath County, Oregon



00039576200800014700010018

SPACE RESER
FOR
RECORDER'S U

02/05/2008 10:43:47 AM

Fee: \$21.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Klamath Country Partnership

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.) (If the same is in whole, the symbol ☒ should be used. 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 January 14, 2008; 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
Carol J. Hope
General Partner



STATE OF California Oregon, County of Riverside ss.

This instrument was acknowledged before me on Jan 14, 2008

by _____
This instrument was acknowledged before me on _____
by _____
as _____
of _____

Notary Public for Oregon

My commission expires July 24, 2008