

Recording requested by:

Anthony John Rista, and
Catherine Louise Rista
1000 Business Center Circle
Suite 210
Newbury Park, California 91320

2008-001642

Klamath County, Oregon



00039776200800016420020027

02/08/2008 08:43:33 AM

Fee: \$26.00

Until a change is requested all tax statements

Shall be sent to the following address:

Anthony John Rista
1000 Business Center Circle
Suite 210
Newbury Park, California 91320

Escrow No.

Title No.

This Space For Official Use Only

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS THAT

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Fumio Sasaki, an individual, hereinafter referred to as "Grantor", does hereby convey and warrant unto Anthony John Rista, and Catherine Louise Rista, Husband and Wife, as joint tenants with right of survivorship and not as tenants in common, hereinafter "Grantees", whether one or more, the following described land and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to wit:

Lot 10 in Block 39 of Tract 1184-Oregon Shores-Unit 2-1st
Addition as shown on the map filed on November 8, 1978 in
Volume 21, Page 29 of Maps in the office of the County
Recorder of said County

The true and actual consideration paid for this transfer, stated in terms of dollars, is
\$15,000.00.

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

WITNESS Grantor(s) hand(s) this the 4th day of April, 2007

By: Fumio Sasaki
Grantor: Fumio Sasaki

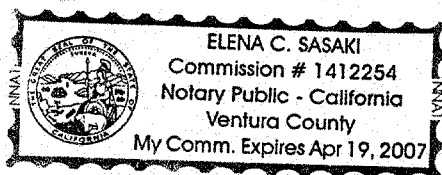
By: _____
Grantor:

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.

ACKNOWLEDGEMENT AND NOTORIZATION

STATE OF CALIFORNIA)
) SS
COUNTY OF VENTURA)

This instrument was acknowledged before me on April 4th, 2007 (date) by Fumio Sasaki,



Elena C. Sasaki
Notary Public (Signature)
Elena C. Sasaki
Print Name:

My Commission Expires: April 19, 2007

Grantor(s) Name, Address, phone:

Fumio Sasaki, Grantor
P.O. Box 553
Port Hueneme, California 94041
(805) 988-0615

Grantee(s) Name, Address, phone:

Anthony John Rista, Grantee
Catherine Louise Rista,
Grantee
1000 Business Center Circle,
Suite 210
Newbury Park, California 91320
(805) 499-1831; (805) 499-5325