

AFTER RECORDING, RETURN TO:
Kam Sang Kwan
5425 Swallowtail Street, S.E.
Salem, Oregon 97306

TAX STATEMENTS TO:
Kam Sang Kwan
5425 Swallowtail Street, S.E.
Salem, Oregon 97306

GRANTOR'S NAME AND ADDRESS:
Kam Sang Kwan
5425 Swallowtail Street, S.E.
Salem, Oregon 97306

GRANTEE'S NAME AND ADDRESS
Kwan (Oregon) Limited Liability Company
835 Commercial Street, S.E.
Salem, Oregon 97302

BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH, that **Kam Sang Kwan**, hereinafter called "Grantor", for and in consideration of the sum \$1.00 and other valuable consideration, does hereby BARGAIN, SELL, CONVEY, ASSIGN, TRANSFER and SET OVER unto **Kwan (Oregon) Limited Liability Company**, an Oregon limited liability company, hereinafter called "Grantee", effective the date of this instrument, the following described real property, to wit:

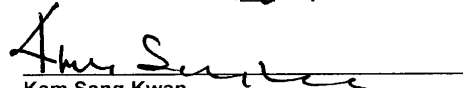
Beginning at an iron pipe on the West line of South Commercial Street, which point is North 80.5 feet from the intersection of the North line of Kearney Street with the West line of said Commercial Street, in the City of Salem, Marion County, Oregon; thence West, parallel with the North line of Kearney Street, 100.00 feet; thence North, parallel with the West line of Commercial Street, 57.00 feet; thence East, parallel with the North line of Kearney Street, 100.00 feet to the West line of Commercial Street, thence Southerly along the West line of said Commercial Street 57.00 feet to the place of beginning.

ALSO: Beginning at the intersection of the North line of Kearney Street with the West line of Commercial Street, in the City of Salem, Marion County, Oregon; and running North along the West line of Commercial Street, 805 feet to an iron pipe; thence West and parallel with Kearney Street, a distance of 125.00 feet; thence South parallel with the West line of Commercial Street, 80.5 feet to the North line of Kearney Street; thence East along the North line of Kearney Street, 125.00 feet to the place of beginning.

TO HAVE AND TO HOLD the same unto Grantee, their heirs, successors and assigns forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS T TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS T TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 26 day of March, 2012.

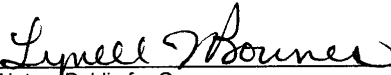

Kam Sang Kwan

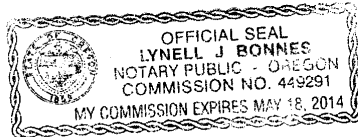
Sherman, Sherman, Johnnie & Hoff

STATE OF OREGON)
) ss.:
County of Marion)

On this 26 day of March, 2012, personally appeared **Kam Sang Kwan** who acknowledged that he executed the foregoing instrument as his voluntary act and deed.

Before me:


Notary Public for Oregon
My Commission Expires: 5-18-14



REEL: 3369

PAGE: 264

March 28, 2012, 03:36 pm.

CONTROL #: 312781

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 46.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.
