

RECORDING COVER SHEET

200 AUG -1 AM 11: 26

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

MTC S1532-TA

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This Space For County Recording Use Only
as of 1-1-97

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain & Sale Deed

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.

South Valley Bank & Trust an Oregon Banking
Corp. Custodian for John E. Shama Rollover IRA

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.

Alfred F. Green and Carolyn H. Green

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.

\$ 35,000 -

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Mr & Mrs Green - P.O. Box 772 / Chilloguin OR 97624

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or
WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for instruments to
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

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South Valley Bank
Trustees of the Shama Family Trust

Grantor's Name and Address
Alfred F. Green and Carolyn H. Green
P.O. Box 772
Chiloquin, OR 97624

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

Amerititle
222 S. 6th Street
Klamath Falls, OR 97601

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

Alfred F. Green and Carolyn H. Green
P.O. Box 772
Chiloquin, OR 97624

STATE OF OREGON, ss.

County of _____

I certify that the within instrument was
received for record on _____
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of said County.

SPACE RESERVED
FOR
RECORDERS USE

Witness my hand and seal of County affixed.

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that South Valley Bank and Trust, an Oregon Banking Corporation, Custodian for John L. Shama Rollover IRA as to Parcel I and **
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Alfred F. Green and Carolyn H. Green as tenants by the entirety
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: *

**Trustees of the Shama Family Trust UTD July 25, 1996 as to Parcel II

*Parcel 1:

Parcel 2 of Land Partition 1-96 situated in Lot 13, Block 6 of Altamont Acres, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

Parcel 2:

Parcel 3 of Land Partition 1-96 being a portion of Lot 13, Block 6, Altamont Acres, situated in the S 1/2 NW 1/4 NE 1/3 Section 10 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 3909-010AB-01201-000 Key No. 880198
3909-010AB-01200-000 Key No. 540613

See Exhibit "A" for a complete legal description.

(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 \$ 35,000.00. 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 _____; 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.

South Valley Bank and Trust, An Oregon
Banking Corporation, Custodian for John L.
Shama Rollover IRA

BY: Janice Story

JANICE STORY
TRUST ASST.

SEE ATTACHED EXHIBIT "A" FOR ADDITIONAL
STATE OF OREGON, County of Jackson ss. SIGNATURES

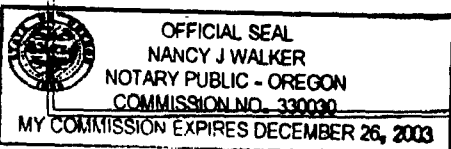
This instrument was acknowledged before me on _____

by _____ This instrument was acknowledged before me on 7/24/00

by Janice Story

as Trust Assistant

of South Valley Bank & Trust



Nancy J Walker
Notary Public for Oregon
My commission expires 12-26-2003

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EXHIBIT "A"
SIGNATURE PAGE

TRUSTEES OF THE SHARMA FAMILY TRUST UTD JULY 25, 1996

BY:

BY:

STATE OF

Oregon

SS.

July 28 2000

COUNTY OF

Clatsop

Personally appeared the above named

John L. Sharma andand acknowledged the foregoing instrument to be their voluntary act.

WITNESS My hand and official seal.

(seal)

Notary Public

State of

Oregon

My Commission expires:

6-14-01

STATE OF _____

SS. _____

19 _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____

19____, by _____

as _____ on behalf of _____

WITNESS My hand and official seal.

(seal)

Notary Public

State of _____

My Commission expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Parcel 2 of Land Partition 1-96 being a portion of Lot 13, Block 6, ALTAMONT ACRES, situated in the S1/2 NW1/4 NE1/4 Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; TOGETHER WITH an easement for ingress, egress and utilities, over, under and across the South 30 feet of Parcel 1 of Land Partition 1-96 as delineated on the face of said Land Partition.

PARCEL II:

Parcel 3 of Land Partition 1-96 being a portion of Lot 13, Block 6, ALTAMONT ACRES, situated in the S1/2 NW1/4 NE1/4 Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for ingress, egress, and utilities, over, under and across the South 30 feet of Parcels 1 and 2 of said Land Partition 1-96 as delineated on the face of said Land Partition.

State of Oregon, County of Klamath
Recorded 08/01/00, at 11:26 a. m.
In Vol. M00 Page 28096
Linda Smith,
County Clerk Fee \$ 26.00