

08:11:49 10/10/01



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Melinda A. Howard

1838 Birch Street

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Melinda A. Howard

1838 Birch Street

Klamath Falls, OR 97601

Escrow No. K57153B

Title No. K57153B

STATUTORY BARGAIN AND SALE DEED

South Valley Bank and Trust, an Oregon Banking Corporation, Custodian for John L. Shama Rollover IRA, an estate in fee simple, Grantor, conveys to Melinda A. Howard and James Jeffrey Howard, as tenants by the entirety;, Grantee, the following described real property:

See legal description marked Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

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.

The true consideration for this conveyance is \$87,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 3 day of July, 2001.

By: Janice Story

JANICE STORY
TRUST ASST.

South Valley Bank and Trust, Custodian for John L. Shama Rollover IRA

STATE OF OREGON

County of Jackson

} ss.

This instrument was acknowledged before me on this 3 day of July, 2001
by Janice Story, Trust Assistant

Nancy J Walker

Notary Public for Oregon

My commission expires: 12-26-2003

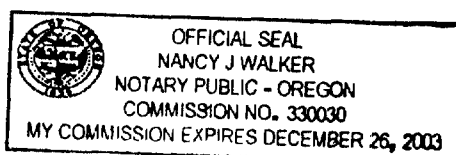


EXHIBIT "A"
LEGAL DESCRIPTION

32965

Beginning at the most Northerly corner of Lot 6 Block 12 Eldorado Addition to the City of Klamath Falls, Oregon, which point of beginning is on the Southwesterly line of Eldorado Boulevard; thence North 49°51½' West along the Southwesterly line of said Eldorado Boulevard a distance of 85 feet, more or less to the centerline of Birch Street said Eldorado Addition; thence South 40°08' West along said center line, a distance of 87.34 feet; thence South 24° 49½' East 33.34 feet, more or less, to the most Northeasterly corner of Lot 8 of said Block 12; thence Southeasterly along the Easterly line of said Lot 8, a distance of 55.46 feet to the most Westerly corner of said Lot 6; thence North 40°08' East along the Northwesterly line of said Lot 6, a distance of 110 feet to the point of beginning, formerly Lot 7 Block 25 of the vacated portion of Eldorado Heights and a vacated portion of Birch Street of said Eldorado Heights in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of Birch Street.

State of Oregon, County of Klamath
Recorded 07/06/01 at 11:30 A m.
In Vol. M01 Page 32964
Linda Smith,
County Clerk Fee\$ 26.00