

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS

Melva J. Fye

924 Jefferson Street

Klamath Falls, OR 97601

Grantor's Name and Address

Trustee, Melva Fye Lifetime Trust

P.O. Box 5210

Klamath Falls, OR 97601

Grantee's Name and Address

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

South Valley Bank Attn: Trust

P.O. Box 5210

Klamath Falls, OR 97601

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

South Valley Bank & Trust, Attn: Trust

P.O. Box 5210

Klamath Falls, OR 97601

2007-001785

Klamath County, Oregon



00014185200700017850020023

02/01/2007 11:04:33 AM

Fee: \$26.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Melva J. Fye

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

South Valley Bank & Trust, Trustee, Melva Fye Lifetime Trust Irrevocable Trust Agreement

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:

(See attached Exhibit A)

(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 \$0.00-Estate Plan. However, the

actual consideration consists of or includes other property or value given or promised which is part of 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 January 29, 2007; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352.

STATE OF OREGON, County of Klamath) ss.

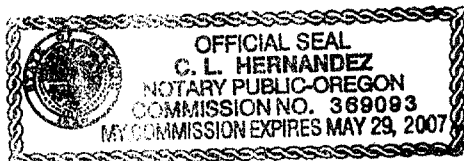
This instrument was acknowledged before me on January 29, 2007, by Melva J. Fye

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon
 My commission expires May 29, 2007

Exhibit A

PARCEL 1:

A portion of Lot 7, Block 51, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northwestern line of Block 51 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, distant 104.24 feet from the most Northerly corner of said block; thence Southeasterly and parallel with Tenth Street 120 feet to the Souther line of Lot 7 in said Block; thence at right angles Southwesterly 25.75 feet to the Southwesterly corner of said Lot; thence Northwesterly parallel with Tenth Street 136 feet; thence at right angles Northeasterly 25.75 feet; thence Southeasterly at right angles 16 feet to the place of beginning. EXCEPT the Southerly 2 feet thereof conveyed to George G. Tugnot by deed recorded April 23, 1926 in Book 69 at Page 482, Deed Records of Klamath County, Oregon.

PARCEL 2:

A portion of Lot 6, Block 51, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northwestern line of Block 51 in NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, distance 130 feet from the Northern corner of said Block; thence Southeasterly parallel with Tenth Street 120 feet to the Southerly corner of Lot 7 in said Block; thence at right angles Southwesterly 10 feet; thence Northwesterly parallel with Tenth Street 136 feet; thence at right angles Northeasterly 10 feet; thence at right angles Southeasterly 16 feet to the place of beginning.

TOGETHER WITH that portion of vacated Jefferson Street adjacent to the above described parcels of land, vacated by Ordinance NO. 270, recorded February 25, 1958 in Volume 297 at Page 587, Deed Records of Klamath County, Oregon.