



After recording return to:
Eddie Wilcher and Melanie L Wilcher

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

File No.: 7021-1117776 (ALF)
Date: October 11, 2007

2007-017750
Klamath County, Oregon



00033191200700177500040045

10/12/2007 03:41:35 PM

Fee: \$36.00

THIS SP.

STATUTORY BARGAIN AND SALE DEED

John L Shama Rollover IRA , Grantor, conveys to **Eddie Wilcher as to Parcels 1, 2, and 3 and Eddie L Wilcher and Melanie L Wilcher as to Parcel 7**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$fulfillment of land sale contract**. (Here comply with requirements of ORS 93.030)


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.

Dated this 12th day of October, 20 07.



John L Shama Rollover IRA

SOUTH VALLEY BANK & TRUST, CUSTODIAN

by  Marcus M. Henderson
Trust Administrator

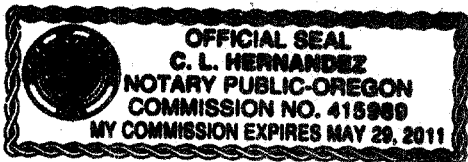
APN: R580614

Bargain and Sale Deed
- continued

File No.: 7021-1117776 (ALF)
Date: 10/11/2007

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 10th day of October, 2007
by Marcus Henderson



C. L. Hernandez
Notary Public for Oregon
My commission expires: May 29, 2011

South Valley Bank & Trust / Wilcher
SCHEDULE A-5

The land referred to in this Policy is situated in the State of Oregon, County of Klamath and is described as follows:

PARCEL 1:

THE W 1/2 OF LOT 8 IN BLOCK 1 OF FIRST ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE NORTH 5 FEET THEREOF CONVEYED TO KLAMATH COUNTY FOR ROAD PURPOSES IN VOLUME 362 PAGE 462, DEED RECORDS OF KLAMATH COUNTY, OREGON. ALSO EXCEPTING THEREFROM THE NORTH 10 FEET THEREOF CONVEYED TO KLAMATH COUNTY FOR ROAD PURPOSES IN VOLUME M06 PAGE 7175, RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL 2:

LOTS 7, 8 AND 9 BLOCK 66, BUENA VISTA ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT PORTION OF VACATED MODOC STREET WHICH INURES THERETO.

PARCEL 3:

BLOCK 1: LOTS 11, 12, 13 AND 14
BLOCK 2: LOTS 8, 9, 10 AND 11
BLOCK 3: LOTS 3, 4, 5, 6, 7, 8, 9 AND 10

EVERGREEN ACRES ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 4: NOT APPLICABLE

[REDACTED]

PARCEL 5: NOT APPLICABLE

[REDACTED]

Form No. 1056.92 (10/17/92)
ALTA Loan Policy
Form 1

Policy No.: 7021-852447
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[REDACTED]

PARCEL 6: NOT APPLICABLE

[REDACTED]

[REDACTED]

PARCEL 7:

THAT PART OF THE SOUTH 10 ACRES OF THE NW 1/4 NE 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING WESTERLY OF THE WESTERLY LINE OF THE KLAMATH FALLS-WEED HIGHWAY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION HIGHWAY DIVISION, AS EVIDENCED BY WARRANTY DEED, RECORDED MARCH 10, 1992 IN VOLUME M92 PAGE 5035, DEED RECORDS OF KLAMATH COUNTY, OREGON.