

EOB
South Valley Bank & Trust, trustee

Hunter Family Trust

PO Box 5210

Klamath Falls, OR 97601

Grantor's Name and Address

Beverly S Rohrbacher

6205 Onyx Ave.

Klamath Falls, OR 97603

Grantee's Name and Address

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

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

Beverly S. Rohrbacher
6205 Onyx Ave.
Klamath Falls, Or.
97603

2009-004015

Klamath County, Oregon



00062881200900040150010019

SPACE RE

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03/20/2009 11:08:40 AM

Fee: \$21.00

RECOR

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BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that South Valley Bank & Trust, trustee of the
Hunter Family Trust U.T.A.D June 7, 1990,hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Beverly S. Rohrbacher

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:

Lot 7. Block 4 of First Addition to Sunset Village,

Klamath County, Oregon, according to the official plat

thereof, now of record.

*** Estate Distribution

(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 \$ ***. 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 March 19, 2009; 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE 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 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

South Valley Bank & Trust, Trustee

By
Marcus M. Henderson
Trust Administrator

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on

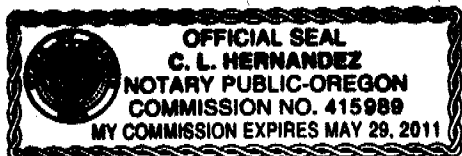
by

This instrument was acknowledged before me on March 19, 2009

by

as

of

Marcus M. Henderson
Trust Officer
South Valley Bank & Trust

Notary Public for Oregon

My commission expires May 29, 2011