

Returned to County

2012-003213  
Klamath County, Oregon

South Valley Bank & Trust, Trustee  
P.O. Box 5210  
Klamath Falls, OR 97601  
Grantor's Name and Address  
Doris Ibarra- Sanchez, Trustee or Successor.  
2425 Summers Lane  
Klamath Falls, OR 97603  
Grantee's Name and Address



03/28/2012 10:43:36 AM

Fee: \$37.00

After recording return to:  
South Valley Bank & Trust, Trustee  
Attn: Trust Department  
P.O. Box 5210  
Klamath Falls, OR 97601

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

Melva Fye  
924 Jefferson  
Klamath Falls, OR 97601

### BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **SOUTH VALLEY BANK AND TRUST, TRUSTEE OF THE MELVA FYE LIFETIME TRUST**, AS TO ITS INTEREST, Grantor(s), for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **DORIS IBARRA-SANCHEZ, SUCCESSOR TRUSTEE OF THE MELVA FYE LIFETIME TRUST**, Grantee(s), and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follow, to wit


NE $\frac{1}{4}$  SE $\frac{1}{4}$ , S $\frac{1}{2}$  SE $\frac{1}{4}$  Section 11; N $\frac{1}{2}$  SW $\frac{1}{4}$ , NW $\frac{1}{4}$  SE $\frac{1}{4}$ , S $\frac{1}{2}$  SW $\frac{1}{4}$   
Section 12; N $\frac{1}{2}$  NW $\frac{1}{4}$  Section 13; Lot 1 and NW $\frac{1}{4}$  NE $\frac{1}{4}$   
Section 14; all in Township 35 South, Range 10  
E.W.M., Oregon.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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 **ESTATE DISTRIBUTION**.

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 this 28 day of March, 2012 if a corporate grantor, 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.

  
South Valley Bank and Trust, Trustee

By Tracy Ronningen - VP SVBT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 28<sup>th</sup>, 2012 by

Tracy Ronningen, Trust Officer for South Valley Bank & Trust

Collette L Hernandez  
(Notary Public of Oregon)

My commission expires May 29, 2015

