

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

2012-003214
Klamath County, Oregon



00115886201200032140020022

03/28/2012 10:45:33 AM

Fee: \$42.00

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

(See attached Exhibit A)

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.

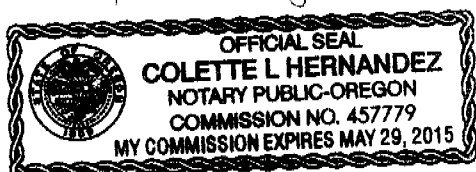

South Valley Bank and Trust, Trustee

By Tracy Ronningen - VP SVBT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 28th, 2012 by

Tracy Ronningen, Trust Officer for South Valley Bank & Trust



Colette L. Hernandez
(Notary Public of Oregon)

My commission expires May 29, 2015

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.