

2013-003187

Klamath County, Oregon



00133316201300031870020022

03/26/2013 10:37:10 AM

Fee: \$42.00

BARGAIN AND SALE DEED

Oregon Pacific Bank, as Successor Custodian to South Valley Bank & Trust, an Oregon banking corporation
P.O. Box 1784
Medford, OR 97501-1040
Grantor

Pensco Trust Company fbo: Phyllis C. Shidler, IRA
717 17th Street, Suite #2200
Denver, CO 80202
Grantee

After recording return to:
Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that Oregon Pacific Bank, as Successor Custodian to South Valley Bank & Trust, an Oregon banking corporation, of the Phyllis C. Shidler, IRA as provided in the Assignment and Substitution Agreement by and between South Valley Bank & Trust, an Oregon state-chartered member bank, as Assignor and Oregon Pacific Bank as Assignee, dated September 5, 2012., hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to Pensco Trust Company fbo: Phyllis C. Shidler, IRA, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of her interest in that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 7, Block 12, NORTH KLAMATH FALLS, TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Map Tax Lot R-3809-029BB-04400-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money.

Dated this 15th day of MARCH, 2013.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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

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11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Diane M. Dombras, Vice President

Oregon Pacific Bank, By:

STATE OF OREGON, County of JACKSON)ss.

Personally appeared the above named, Diane M. Dombras, V.P., an authorized representative of Oregon Pacific Bank, and acknowledged the foregoing instrument to be his/her voluntary act and deed.

(S E A L)

Before me, Beth L Knorr
Notary Public for Oregon

My Commissioner Expires: 09-02-2015

