

2013-003906

Klamath County, Oregon



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04/12/2013 02:51:22 PM

Fee: \$37.00

Oregon Pacific Bank, Successor

George M. Redd IRA SVBT

PO Box 1784, Medford, OR 97501-0140

Grantor's Name and Address

Equity Trust Company Custodian FBO

George M. Redd IRA

PO Box 20608, Waco, TX 76702

Grantee's Name and Address

After recording, return to (Name and Address):

Equity Trust Company-George M. Redd IRA

PO Box 20608

Waco, TX 76702

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

Equity Trust Company c/o George M. Redd

5710 North Hills Drive

Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Oregon Pacific Bank, as Successor Custodian to South Valley Bank & Trust, an Oregon banking corporation of the **see continued below hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Equity Trust Company, Custodian FBO George M. Redd IRA 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 (legal description of property):

Lot 16 of Tract 1383 - SIERRA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Grantor continued - George M. Redd 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

(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 \$ 1.00

- 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 instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on April 1, 2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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 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.

Oregon Pacific Bank, as Successor
Custodian to South Valley Bank & Trust,
an Oregon banking corporation of the
George M. Redd IRA

by Kathleen Schmay ADPT.O.

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on April 1, 2013

by

KATHLEEN S. FINNEY
as ASSISTANT VICE PRESIDENT, TRUST OFFICER
of OREGON PACIFIC BANK



Connie D. Sickler
Notary Public for Oregon

My commission expires May 1, 2015

Returned to County Clerk's Office