

TICOR TITLE

470313028022 Accom
RECORDING REQUESTED BY:

2013-005602
Klamath County, Oregon
05/20/2013 09:16:15 AM
Fee: \$47.00

GRANTOR:
John R. Moore IRA, Oregon Pacific Bank as
Successor Custodian to South Valley Bank &
Trust, an Oregon Banking corporation of the John
R. Moore 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
PO Box 1784
Medford, OR 97501

GRANTEE:
Equity Trust FBO John R. Moore IRA
PO Box 20808
Waco, TX 76702

SEND TAX STATEMENTS TO:
Equity Trust FBO John R. Moore IRA
PO Box 20808
Waco, TX 76702

AFTER RECORDING RETURN TO:
Equity Trust FBO John R. Moore IRA
PO Box 20808
Waco, TX 76702

Escrow No: 470313028022-TTJA02

Tax Parcel No. 122218
234 Grant Street
Merrill, OR 97633

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

John R. Moore IRA, Oregon Pacific Bank as Successor Custodian to South Valley Bank & Trust, an
Oregon Banking corporation of the John R. Moore 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, Grantor, conveys to

Equity Trust FBO John R. Moore IRA, Grantee, the following described real property, situated in the
County of Klamath, State of Oregon,

See attached Exhibit "A"

The true consideration for this conveyance is \$0.00. (See ORS 93.030).
**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,**

470313028022-TTJA02
Deed (Bargain and Sale – Statutory Form)

①

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

Dated: March 17, 2013

John R. Moore IRA, Oregon Pacific Bank as
Successor Custodian to South Valley Bank & Trust,
an Oregon Banking corporation of the John R.
Moore 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

BY: Diane M. Donahoe, VP

State of OREGON

COUNTY of Jackson

This instrument was acknowledged before me on March 17, 2013

by Diane M. Donahoe

Vice Pres. OPBC

Beth L. Knorr

Notary Public - State of Oregon

My commission expires: 09-02-2015

BK



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Tracts 36 and 37 of MERRILL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at an iron pin located West 1320 feet, North 0° 25' West 620 feet and West 367.5 feet from the Southeast corner of said Section 2; thence West a distance of 115.75 feet to an iron pin; thence South 0° 25' East a distance of 117.5 feet to an iron pin; thence East a distance of 115.75 feet to an iron pin; thence North 0° 25' West a distance of 117.5 feet, more or less, to the point of beginning.