

2013-006292

Klamath County, Oregon

06/04/2013 11:46:52 AM

Fee: \$42.00

470313029120 ACCOM  
RECORDING REQUESTED BY:

**GRANTOR:**

James W. Chamberland IRA, Oregon Pacific Bank as Successor Custodian to South Valley Bank & Trust, an Oregon Banking Corporation, Custodian of the James W. Chamberland IRA as provided in the Assignment and Substitution Agreement by South Valley Bank & Trust, 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 Company FBO James W. Chamberland IRA  
PO Box 20608  
Waco, TX 76702

**SEND TAX STATEMENTS TO:**

Equity Trust Company FBO James W. Chamberland IRA  
PO Box 20608  
Waco, TX 76702

**AFTER RECORDING RETURN TO:**

Equity Trust Company FBO James W. Chamberland IRA  
PO Box 20608  
Waco, TX 76702

Escrow No: 470313029120-TTJA02

Unit 5, Stage 3, Harbor Isles Golf Course  
Condominiums, Klamath County, Oregon

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

James W. Chamberland IRA, Oregon Pacific Bank as Successor Custodian to South Valley Bank & Trust, an Oregon Banking Corporation, Custodian of the James W. Chamberland IRA as provided in the Assignment and Substitution Agreement by South Valley Bank & Trust, Oregon State Chartered Member Bank as Assignor and Oregon Pacific Bank as Assignee dated September 5, 2012, Grantor, conveys to

Equity Trust Company FBO James W. Chamberland IRA, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

Unit 5 of Stage 3 of Harbor Isles Golf Course Condominium, together with the general and limited common elements pertaining thereto, as provided in the Supplemental Declaration Submitting Stage 3 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded the 16th day of February, 1999 in the Records of Klamath County, Oregon. The land included with such property is described in Exhibit "A" to the Supplemental Declaration and such description is incorporated herein by reference.

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**

470313029120-TTJA02  
Deed (Bargain and Sale - Statutory Form)

(1)

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.

Dated: May 6, 2013

James W. Chamberland IRA, Oregon Pacific Bank  
as Successor Custodian to South Valley Bank &  
Trust, an Oregon Banking Corporation, Custodian  
of the James W. Chamberland IRA as provided in  
the Assignment and Substitution Agreement by  
South Valley Bank & Trust, Oregon State Chartered  
Member Bank as Assignor and Oregon Pacific  
Bank as Assignee dated September 5, 2012

By: Kathleen S Finney

State of OREGON

COUNTY of Jackson

This instrument was acknowledged before me on May 9, 2013  
by KATHLEEN S FINNEY

Connie W. Sickler, Notary Public - State of Oregon  
My commission expires: May 1, 2015

