



THIS SPACE RESERVED FOR RECORDER

2015-012932  
Klamath County, Oregon  
11/30/2015 01:47:50 PM  
Fee: \$52.00

Banner Bank Successor by Merger to American West Bank,  
Successor by Merger to PremierWest Bank, an Oregon State  
chartered bank

Collections Dept  
Medford, OR 97504

Grantor's Name and Address

Dave Straus, as Trustee of the Dave Straus Revocable Living  
Trust, dated June 6, 2006 *DS*

~~420 Coloma St.~~ *3007 NW 56th St*  
~~Sausalito, CA 94965~~ *Seattle WA 98107*

Grantee's Name and Address

After recording return to:

Dave Straus, as Trustee of the Dave Straus Revocable Living  
Trust, dated June 6, 2006 *DS*

~~420 Coloma St.~~ *3007 NW 56th St*  
~~Sausalito, CA 94965~~ *Seattle WA 98107*

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

Dave Straus, as Trustee of the Dave Straus Revocable Living  
Trust, dated June 6, 2006  
420 Coloma St.  
Sausalito, CA 94965

File No. 76878AM

#### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Banner Bank, Successor by Merger to American West Bank, Successor by Merger to PremierWest Bank,  
an Oregon State chartered bank,

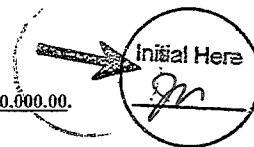
hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey  
unto

Dave Straus, as Trustee of the Dave Straus Revocable Living Trust, dated June 6, 2006,

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 the  
County of Klamath, State of Oregon, described as follows, to wit:

Please see the attached exhibit "A"

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00.



However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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.

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.

In Witness Whereof, the grantor has executed this instrument this 25th day of November 2015; 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.

By Jeff Norman  
Jeff Norman  
As Vice President for Banner Bank

X State of Oregon ss  
County of Spokane

On this 25th day of November, 2015, before me, Brenda M. Binder a Notary Public in and for said state, personally appeared Jeff Norman as VP for Banner Bank, Successor by Merger to American West Bank Successor by Merger to PremierWest Bank, an Oregon State chartered bank, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Brenda M. Binder  
Notary Public for the State of Oregon Washington  
Residing at: Spokane County  
Commission Expires: June 18, 2016

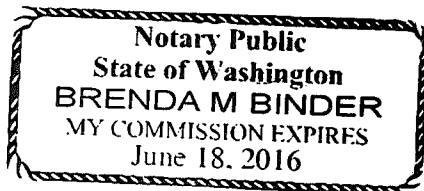


EXHIBIT "A"

76878AM

Parcel 1: Lot 919, Running Y Resort, Phase 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2: Lot 120, Running Y Resort, Phase 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

