

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 76878AM

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

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

Address: **3007 NW 56th St.**

City, ST Zip: **Seattle, WA 98107**

This document is being re-recorded at the request of the Assessor's Office to correct the Scriveners error in the legal as previously recorded in 2015-012932

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): **Bargain and Sale Deed**

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: **Banner Bank**

Grantor Name:

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: **Dave Straus Revocable Living Trust, dated June 6, 2006**

Grantee Name:

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:**

Name: **NO CHANGE**

Address:

City, ST Zip:

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 20,000.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: **N/A**



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

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

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,

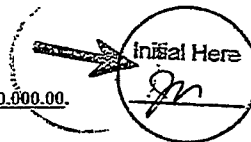
hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto

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:

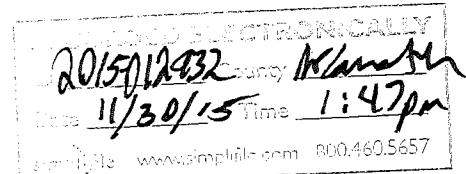
Please see the attached exhibit "A"

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





THIS SPACE RESERVED FOR RECORDER'S USE



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,

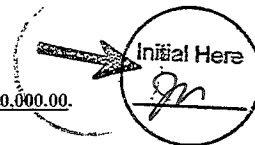
hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto

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
As: Vice President for Banner Bank

Washington
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

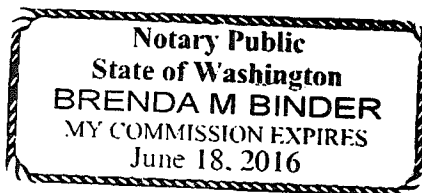


EXHIBIT "A"

76878AM

Parcel 1: Lot 919, Running Y Resort ~~Phase 1~~ / **
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.

*Phase 11

**First Addition

