



THIS SPACE RESERVED FOR RECORD

2016-010861

Klamath County, Oregon

10/12/2016 03:12:00 PM

Fee: \$47.00

Banner Bank  
110 S Ferrall St  
Spokane, WA 99202

Grantor's Name and Address

ISA Investments, LLC, an Oregon Limited Liability Company  
1315 Oregon Avenue  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:  
ISA Investments, LLC, an Oregon Limited Liability Company  
1315 Oregon Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
ISA Investments, LLC, an Oregon Limited Liability Company  
1315 Oregon Avenue  
Klamath Falls, OR 97601

File No. 130247AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Banner Bank as successor by merger to American West Bank,**

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

**ISA Investments, LLC, an Oregon Limited Liability Company,**

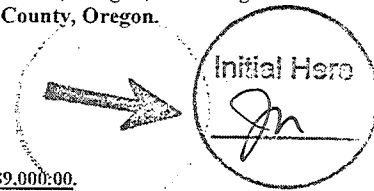
hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

All of Lots 1, 2, 3, and 4 in Block 20 of FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

All of Lot 5, LESS the following portion:

Beginning at the Northwest corner of Lot 5, Block 20, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, Oregon; thence South along the West line of said Lot 5, 50 feet to the line between Lots 5 and 6 of said Block 20; thence East and parallel to Upham Street 35 feet to a point; thence in a Northwesterly direction to the point of beginning.

All of Lot 6, EXCEPT that portion conveyed to the City of Klamath Falls by Deed recorded in Volume 82 at page 205, Deed Records of Klamath County, Oregon, and LESS that portion conveyed to the City of Klamath Falls by Deed recorded in Volume 107 at page 201, Deed Records of Klamath County, Oregon all in Block 20 of FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



The true and actual consideration paid for this transfer, stated in terms of dollars, is \$89,000.00. 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 11<sup>th</sup> day of October, 2016, 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.

Banner Bank

By: Jeff Norman

Jeff Norman, Vice President

State of Washington } ss  
County of Spokane }

On this 11<sup>th</sup> day of October, 2016, before me, Brenda M. Binder, a Notary Public in and for said state, personally appeared Jeff Norman, 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 Washington  
Residing at: Spokane County  
Commission Expires: 06/18/20

