

28-3753

UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF OREGON

In the Matter of

JESSIE HARRIET BATTY,

Bankrupt

PETITION TO SELL ASSET
WITHOUT NOTICE TO CREDITORS

No. 872-3029

TO THE HON. HENRY L. HESS, Jr., Referee in Bankruptcy:

The petition of Donald D. Yokom, Trustee, respectfully shows that among the assets of the Jessie Harriet Batty bankruptcy is certain real property located in Klamath County, Oregon, more particularly set forth in Exhibit B attached hereto and by this reference made a part hereof.

That an offer to purchase said real property described in Exhibit B attached hereto has been received from Jessie Harriet Batty. That said offer to purchase has been made in the sum of \$750.00. That no other offers to purchase said asset have been received. That attached hereto is a copy of an appraisal made of the above listed asset, marked Exhibit A.

That Jessie Harriet Batty has made this offer for immediate acceptance and that based upon the appraisal of the value of this asset it does not appear that any useful purpose would be served by mailing notice to creditors of this proposed sale.

WHEREFORE, trustee prays that he be authorized to accept the offer of Jessie Harriet Batty in the amount of \$750.00 for said asset and that he be authorized to make, execute and deliver the necessary assignments and any other instrument necessary to effect this transfer. Further trustee prays that notice to creditors may be waived in this instance.

s/ Donald D. Yokom
Donald D. Yokom, Trustee

ORDER

The foregoing petition coming before the referee and it appearing therefrom that there is good cause therefor, it is hereby

ORDERED that the trustee be and he is hereby authorized to sell the above listed asset of this bankruptcy for the sum of \$750.00 to Jessie Harriet Batty and that the trustee be authorized to make, execute and deliver such instruments as are necessary.

IT IS FURTHER ORDERED that notice to creditors be dispensed with in this case.

DATED at Pendleton, Oregon, this 4th day of December, 1972.

The undersigned Referee in Bankruptcy hereby certifies that the foregoing is a true and correct copy of a document filed on the 4th day of December, 1972, in the office of the Referee in Bankruptcy at Pendleton, Oregon.
Dated at Pendleton in said District

Henry L. Hess, Jr.
Referee in Bankruptcy

DEC 10 11 27 AM 1972

WALTON & YOKOM
Attorneys at Law
Pendleton, Oregon 97601

Teri-Bonne Realty
Florence McConnell, Realtor

14534

BUS. PH. 522-7747
RES. PH. 522-0188



1415 EAST MAIN STREET
KLAMATH FALLS, OREGON 97601

November 20, 1972

Mr. Don Yokom
Attorney at Law
P. O. Box 1045
Pendleton, Oregon 97801

Dear Sir:

We have been requested for an opinion on the value of:
Portion of NE $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 9, Township 39 South,
Range 10E, Parcel #2 in name of Raymond J. Batty and
J. Harriett Batty. We estimate the approximate value
to be \$1,500 to \$2,000.

Parcel #2 is less valuable unless considered with
the parcel on which the improvements are located.

Very truly yours,

Florence McConnell
Florence McConnell

FM:le

Copy to: Transamerica Title Insurance Co.

EXHIBIT A

14535

The following described real property in Klamath County, Oregon:

PARCEL 1:

A tract of land situated in the Northeast quarter of the Southeast quarter (NE 1/4 SE 1/4) of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a one-half (1/2) inch iron pin on the East line of said Section 9, said point being South 00° 08' West a distance of 30.00 feet from the 5/8 inch iron pin marking the East one-fourth (1/4) corner of said Section 9; thence South 00° 08' West along the East line of said Section 9 a distance of 208.71 feet to a one-half (1/2) inch iron pin; thence North 89° 52' West a distance of 208.71 feet to a one-half (1/2) inch iron pin; thence North 00° 08' East parallel with the East line of said Section 9 a distance of 208.53 feet to a one-half (1/2) inch iron pin; thence South 89° 55' East a distance of 208.71 feet to the point of beginning.

continued ...

EXHIBIT B

14536

PARCEL 2:

A tract of land situated in the NE 1/4 SE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East section line of said Section 9 which is South 00° 08' West a distance of 238.71 feet, more or less, from the 5/8 inch iron pin marking the East one-fourth corner of said Section 9 and said point also being the Southeast corner of that certain tract of land described as Parcel 1 in the Deed recorded April 28, 1966 in Volume M-66 at page 3788 of Klamath County, Oregon Deed Records; thence, South 00° 08' West along said East line of Section 9 a distance of 160.83 feet, more or less, to a point which is the Northeast corner of that certain tract of land conveyed to Ethelda Croft by Deed recorded in Volume M-66 at page 6590 of Klamath County, Oregon Deed Records; thence North 89° 52' West along the North line of said Croft tract a distance of 208.71 feet, more or less, to the Northwest corner of said Croft tract; thence, North 0° 08' East parallel with said East line of said Section 9, a distance of 160.83 feet, more or less, to the Southwest corner of said tract of land described as Parcel 1 in said Deed recorded in Volume M-66 at page 3788 of Klamath County, Oregon Deed Records; thence, South 89° 52' East along the South line of said Parcel 1 a distance of 208.71 feet, more or less, to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

TRANSAMERICA TITLE INS. CO.

Filed for record at request of

this 18th day of December

A.D. 1972 at 11:53 AM, and

duly recorded in Vol. M-72 of

DEEDS on Page 14533

FEE \$ 8.00

By W.D. MILNE, County Clerk

Return to
Herman Winter, atty
P.O. Box 582
Hepner, Ore 97836