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K-38581  
TRUSTEE'S DEED

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MICHAEL A. GRASSMUECK, INC., Trustee for the U.S. Bankruptcy for the District of Oregon, Case No. 686-07784-R7 for the estate of Thomas Edward McGuire and Denise M. McGuire, conveys to WILLIAM GOMEZ and CONNIE R. GOMEZ, husband and wife, Grantees, the following described real property:

SEE EXHIBIT "A" ATTACHED

Trustee covenants that:

A. This deed is given in lieu of foreclosure of that certain contract of sale dated May 16, 1983, between WILLIAM GOMEZ and CONNIE R. GOMEZ, Grantors, referred to as Sellers and THOMAS EDWARD MCGUIRE and DENISE M. MCGUIRE, Grantees, referred to as Buyers. It is the intention of MICHAEL A. GRASSMUECK, INC., to vest full fee simply title in GOMEZ' with no right of redemption of any kind in THOMAS EDWARD MCGUIRE and DENISE M. MCGUIRE or the bankruptcy estate No. 686-07784-R7.

In consideration of accepting this deed, GOMEZ' hereby release MCGUIRES and the bankruptcy estate and the Trustee from all personal liability from the obligations in the aforementioned agreement.

1 - TRUSTEE'S DEED

Francis & Martin  
1199 N.W. Wall Street, Bend, Oregon 97701-1934  
(503) 389-5010  
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B. This Deed does not effect a merger of the fee ownership and the lien of the secured debt described below. The fee and lien shall hereafter remain separate and distinct.

By acceptance of this deed, Grantee covenants and agrees that they shall forever forbear taking any action whatsoever to collect against grantor on the secured debt, other than by foreclosure of that secured debt, and that in any proceeding to foreclose the secured debt, they shall not seek, obtain, or permit a deficiency judgment against grantor or their heirs or assigns, such rights and remedies being hereby waived.

Grantor does hereby waive, surrender, convey and relinquish any equity of redemption and statutory rights of redemption concerning the real property and mortgage described above.

The consideration for this deed is the release of the said Real Estate Purchase Agreement debt owing by McGUIRES to GOMEZ' and the sum of \$2,000.00 paid by GOMEZ' to the Trustee.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF THE 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 APPROVED USES.

DATED this 6 day of April, 1987

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Michael A. Grassmueck, Inc.  
MICHAEL A. GRASSMUECK, INC.

STATE OF OREGON )  
                  Jackson ) ss.  
County of Klamath )

Personally appeared before me the above-named MICHAEL A. GRASSMUECK, INC., Trustee and acknowledged the foregoing instrument to be his voluntary act and deed.

Sara E. Thiessen  
Notary Public for Oregon  
My commission expires: 3/24/91

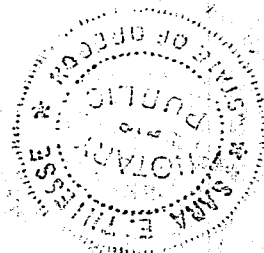


EXHIBIT "A"

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A parcel of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 24, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

All of that portion of said NE $\frac{1}{4}$ NW $\frac{1}{4}$  lying Westerly of the Westerly right of way line of the U.S. Highway No. 97 and North of the centerline of Sand Creek.

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title Company  
on this 18th day of August A.D. 19 87  
at 11:55 o'clock A M. and duly recorded  
in Vol. M87 of Deeds Page 14824.

Evelyn Biehn, County Clerk

By

Pam Smith

Deputy.

Fee, \$22.00

Return to: Francis & Martin  
1199 N.W. Wall Street  
Bend, Oregon 97701-1934