

MTL- 20704P

TRUSTEE'S DEED

MICHAEL A. GRASSMUECK, Trustee of the bankruptcy estate of ORE-CAL GENERAL WHOLESALE, INC., Bankruptcy Case No. 687-07932-R7, U.S. Bankruptcy Court for the District of Oregon, herein called "GRANTOR", acting in his capacity as Trustee and not individually, by virtue of the power and authority given a bankruptcy trustee under the laws of the United States of America, for the consideration hereinafter stated, does hereby grant, bargain, sell, convey and release to HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL, husband and wife, herein called "GRANTEES", and unto Grantees' successors and assigns, all of the interest vested in the Debtor at the time of the filing of this bankruptcy, which passes by operation of law to the Trustee in the subject property described herein, together with all tenements, hereditaments, appurtenances thereunto belonging, or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN)  
Grantor's power and authority to dispose of such property originates in 11 U.S.C. Section 554, and this transfer is made following notice to "interested persons" and an opportunity for hearing pursuant to such law.

The consideration for this transfer is \$17,500.00.

Grantor makes this conveyance and release without any warranties express or implied. This conveyance and release is intended to transfer all of the bankruptcy estate's interest, if any, to the Grantees in its existing condition, AS IS. Grantees' recording of this Deed indicates Grantees' acceptance of this conveyance and release upon that basis.

Grantor covenants that this Deed is to be absolute in effect as pertains to the bankruptcy estate and conveys whatever right, title and interest the

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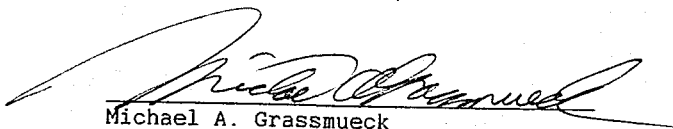
'89 MAR 31 AM 9 41

bankruptcy estate may have in the described property. This conveyance and release is not intended to operate as a mortgage, trust deed or security of any kind.

THIS INSTRUMENT WILL 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 APPROVED USES.

IN WITNESS WHEREOF, Grantor has executed this Deed this 29<sup>th</sup> day of March, 1989.

MICHAEL A. GRASSMUECK, Trustee

  
Michael A. Grassmueck

STATE OF OREGON     )  
                              ) ss.  
County of Jackson )

This instrument was acknowledged before me on the 29 day of March, 1989 by Michael A. Grassmueck, as Trustee in the bankruptcy estate of Ore-Cal General Wholesale, Inc.

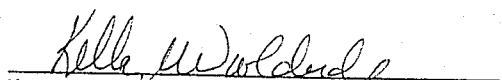
  
Notary Public for Oregon  
My Commission expires 11-17-89



EXHIBIT A

Lots 1, 2 and 3 and that portion of vacated "F" Street lying Northerly and adjacent to said Lot 1, all in Block 1 of SUNNYSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809 020CA 00100

SUBJECT TO AN EXCEPTING:

All liens, encumbrances, easements, or any other interest of record, of any type or nature.

After recording

return to:

Henry J. Caldwell Jr +  
Deborah L. Caldwell

7990 Hill Rd

Klamath Falls, OR 97603

TAX Statements to -

Henry J Caldwell Jr +  
Deborah L Caldwell

7990 Hill Rd

Klamath Falls, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day  
of March A.D., 19 89 at 9:41 o'clock A.M. and duly recorded in Vol. M89  
of Deeds on Page 5369  
Evelyn Biehn  
By Pauline Mulandura County Clerk

FEE \$18.00