

TRUSTEE'S DEED

MTC-21521P

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of Duane G. Fousie and Donna F. Fousie, Bankruptcy Case No. 688-61981-R07, now pending in the United States Bankruptcy Court for the District of Oregon, by and through its duly appointed and acting Trustee, MICHAEL A. GRASSMUECK, 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 James Robert Kaler, Sr. and Marlene Norris Kaler, husband and wife, herein called "GRANTEES", and unto Grantees' successors and assigns, all of the interest vested in the Debtor(s) in the subject property described herein, at the time of the filing of the above referenced bankruptcy case, and which passed to the Bankruptcy Estate by operation of law and became subject to administration of the Trustee, 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)

SUBJECT TO AND EXCEPTING:

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

The Trustee's power and authority to dispose of such property of the Bankruptcy Estate originates in 11 U.S.C. Section 363, 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 \$67,500.00.

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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, in the subject property described herein, to the Grantees, in its existing condition, AS IS, without any warranties express or implied. 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 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 10th day of July, 1989.

MICHAEL A. GRASSMUECK, Trustee

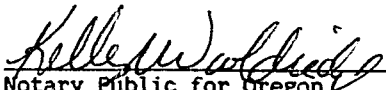

Michael A. Grassmueck

STATE OF OREGON)

) ss.

County of Jackson)

This instrument was acknowledged before me on the 10th day of July, 1989 by Michael A. Grassmueck, as Trustee for the Bankruptcy Estate of Duane G Fousie and Donna F. Fousie.


Notary Public for Oregon

My Commission expires 11-17-89

Order No.: 21521-P

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 of SE1/4 of Section 12, Township 39 South, Rang 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the North line of Sunnyside Drive and the West line of the SE1/4; thence East along said line 435.8 feet to the true point of beginning; thence North 610.3 feet to the South line of DeWitt Street; thence West along said line 218 feet; thence South 610.3 feet to the North line of Sunnyside Drive; thence East along said line 218 feet to the point of beginning.

Tax Account No.: 3908 012DB 01200

After Recording Return to:

James Robert Kaler Sr. &
Marlene Norris Kaler

5530 Sunnyside
Klamath Falls OR 97601

TAX Statements to:

James Robert Kaler Sr. &
Marlene Norris Kaler

5530 Sunnyside
Klamath Falls, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Co.
on this 13th day of July A.D., 19 89
at 9:41 o'clock AM. and duly recorded
in Vol. M89 of Deeds Page 12806
Evelyn Biehn County Clerk
By Carlene Muehlbauer
Deputy.

Fee, \$18.00