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 3 Eugene, Oregon 97401  
 4 Telephone: (503)683-1900  
 5 OSB#85105

6 Attorney for Trustee

7 *MHC 25383 LP*  
 8 UNITED STATES BANKRUPTCY COURT  
 9 FOR THE DISTRICT OF OREGON

U.S. BANKRUPTCY COURT  
 DISTRICT OF OREGON  
 FILED

JUL 23 1991

TERENCE H. DUNN, CLERK

BY *[Signature]* DEPUTY

10 In re  
 11 Jimmy Charles Murphy )  
 12 dba Murph's Lumber and Supply ) Case No.: 690-60829-R07  
 13 Debtor. )  
 14 ) ORDER AUTHORIZING SALE  
 15 ) FREE AND CLEAR OF LIENS

16 THIS MATTER came before the Court on Debtor's Motion to Sell  
 17 Property Free and Clear of Liens. At least seventeen (17) days have  
 18 lapsed since the Motion and Notice thereof were served on the parties  
 19 required by BR 6004(c).

20 The Court having considered the Motion and Notice thereof as well  
 21 as the file in this case:

22 And therefore being fully advised:

23 IT IS HEREBY ORDERED that the Motion is granted.

24 The two parcels located at Highway 97 and Williamson River Drive,  
 25 Chiloquin, Oregon shall be sold for \$48,000., with \$4800.00 paid as an  
 26 earnest money deposit, the balance to be paid in cash at closing.

27 The proceeds of the sale after deduction of the reasonable and  
 28 necessary fees and costs of closing will be paid to the Klamath County  
 Tax Assessor towards satisfaction of its lien of approximately \$450.;

to Jim and Judy Say towards satisfaction of their mortgage (approx. \$18,000.);

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HOWARD J. NEWMAN  
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1 to the Debtor, Jimmy Charles Murphy towards satisfaction of his homestead  
 2 exemption (\$15,000.); to Raeburn and Associates to pay its 6% auctioneer's  
 3 commission; and the balance to the Trustee, Michael A. Grassmueck. The  
 4 lien of Roger and Grace Sturges (Sturges) (approximately \$9000.) will  
 5 attach to the proceeds turned over to the Trustee, and proceeds equalling  
 6 the value of such lien will be impounded in a separate account pending  
 7 resolution of the avoidance action between the Trustee and Sturges. The  
 8 judgement lien of Boyd and Mary Lemmon has been waived and the Lemmons  
 9 shall receive no funds from the sale.  
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21 *Albert E. Ladcliffe*  
 U.S. Bankruptcy Judge

22 Presented by:

23 *Howard J. Newman*  
 24 HOWARD J. NEWMAN  
 25 875 Country Club Road  
 Eugene, Oregon 97401  
 26 Telephone: (503)683-1900

27 Upon recording return to:  
 Mountain Title Company  
 28

Certified to be a true and correct  
 copy of original filed in my office.  
 Dated 7-25-91  
 Terence H. Dunn, Clerk, U.S. Bankruptcy Court  
 By *K. Dunn* Deputy

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day  
 of July A.D., 19 91 at 3:58 o'clock P M., and duly recorded in Vol. M91,  
 of Deeds on Page 14863.

FEE \$13.00

Evelyn Biehn, County Clerk

By *R. Biehn*