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MTC 25383

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of JIMMIE C. MURPHY, Bankruptcy Case No. 690-60829-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, INC., 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 STEPHEN C. CAROTHERS AND JUDITH M. CAROTHERS, 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 after acquired title of the Bankruptcy Estate, if any, 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 \$ 48,000.00.

TRUSTEE'S DEED - 1

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.

WARNING: THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES (O.R.S. 93.040).

IN WITNESS WHEREOF, Grantor has executed this Deed this 29TH day of JUNE, 1991.



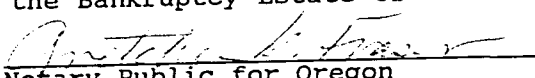
MICHAEL A. GRASSMUECK, INC., Trustee

By: 

Michael A. Grassmueck
President

STATE OF OREGON)
) ss.
County of Jackson)

This instrument was acknowledged before me on the 29TH day of JUNE, 1991 by Michael A. Grassmueck, as President of Michael A. Grassmueck, Inc., Trustee for the Bankruptcy Estate of JIMMIE C. MURPHY.


Notary Public for Oregon
My Commission Expires 3-3-91

Upon recording return to:
Stephen C. & Judith M. Carothers
P.O. Box 99, Chiloquin, OR 97624

TRUSTEE'S DEED - 2

Forward future Tax Statements to:
Stephen C. & Judith M. Carothers
P.O. Box 99, Chiloquin, OR 97624

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The following described real property in Klamath County, Oregon:

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a one-half inch iron pin on the intersection of the Southerly line of Williamson River Drive and the Westerly line of State Highway No. 97 as shown on the officially recorded plat of "Williamson River Estates" subdivision, said point being South 18 degrees 49' 22" East 1038.84 feet and South 09 degrees 27' 45" East 60.00 feet from the North one-fourth corner of said Section 21; thence South 09 degrees 27' 45" East along the Westerly line of State Highway No. 97 103.13 feet to a 5/8 inch iron pin on the Northerly edge of an existing fence line; thence South 79 degrees 40' 35" West along the Northerly edge of said fence line 243.51 feet to a 5/8 inch iron pin on the Easterly line of said Williamson River Drive; thence following the Easterly and Southerly line of said Williamson River Drive the following courses and distances: North 09 degrees 27' 45" East 38.31 feet to a one-half inch iron pin; thence along the arc of a 70-foot radius curve to the right 110.57 feet to a one-half inch iron pin; thence North 81 degrees 02' 30" East 172.88 feet to the point of beginning.

PARCEL 2:

A tract of land situated in Section 21, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of State Highway No. 97, said point being South 18 degrees 49' 22" East 1038.84 feet and South 09 degrees 27' 45" 163.13 feet from the North one-fourth corner of said Section 21; thence continuing South 09 degrees 27' 45" East, along said Westerly right-of-way line, 89.44 feet; thence South 79 degrees 40' 35" West 243.51 feet to a point on the Easterly right-of-way line of Williamson River Drive; thence North 09 degrees 27' 45" West, along the Easterly right-of-way line of said Williamson River Drive, 89.44 feet; thence North 79 degrees 40' 35" East 243.51 feet to the point of beginning, with the bearings based on "Williamson River Estates," a duly recorded subdivision.

EXCEPTING from the above described Parcels 1 and 2 that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Divisions by Warranty Deeds dated August 17, 1987 and recorded September 4, 1987 in Volume M87, at page 16167, Microfilm Records of Klamath County, Oregon and dated September 9, 1987 and recorded December 16, 1987 in Volume M87, page 22397, Microfilm Records of Klamath County, Oregon.

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 14869.

FEE \$38.00

Evelyn Biehn . County Clerk

By Pauline M. Biehn