

36529

MTC 25938 KR
QUITCLAIM DEED

Vol. 91 Page 22311

KNOW ALL MEN BY THESE PRESENTS, That W. ALAN BOWKER and LENIS M. BOWKER, husband and wife, herein called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto LAWRENCE R. TUCKER and GLORIA C. TUCKER, husband and wife, herein called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 1 in Block 1 of TRACT 1103, EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to clear title.

However, the actual consideration consists of or includes other property or value given or promised is the whole / part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 day of October, 19 91; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

W. Alan Bowker
W. ALAN BOWKER
Lenis M. Bowker
LENIS M. BOWKER

STATE OF OREGON,)
) ss.
County of Klamath
This instrument was acknowledged
before me on 14 October, 19 91,
by W. ALAN BOWKER & LENIS M. BOWKER

M. L. Lammie
Notary Public for Oregon

My commission expires: 03/01/92

Grantor:
W. ALAN BOWKER & LENIS M. BOWKER
1839 Kimberly Dr.
Klamath Falls, OR 97603

Grantee:
LAWRENCE R. TUCKER & GLORIA C. TUCKER
1839 Kimberly Dr.
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:
SAME AS GRANTEE
FORWARD TAX STATEMENTS TO:
SAME AS GRANTEE

STATE OF OREGON,)
) ss.
County of _____
This instrument was acknowledged
before me on _____, 19____,
by _____

Notary Public for Oregon

(SEAL)

My commission expires:

STATE OF OREGON,)
) ss.
County of Klamath

I certify that the within instrument was received for record on the 25th day of Oct., 19 91, at 2:00 o'clock P M, and recorded in book/reel /volume No. M91 on page 22311 or as fee/file/instrument/microfilm/reception No. 36529, Record of Deeds of said County.

Witness by my hand and seal of County affixed

Evelyn Biehn, County Clerk

Debra M. Minkler Deputy
NAME TITLE

Fee \$28.00

00 2 PM 2 100 16

PFC No.: 90798-49
 LN No. : 017112-4/LUF 6392
 EXHIBIT "A"

The following described real property in Klamath County, Oregon:

A tract of land located in the S $\frac{1}{2}$ of N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin marking the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, said iron pin also being the Southeast corner of Fourth Addition to Winema Gardens; thence North 89 degrees 39 minutes 15 seconds East, a distance of 10.00 feet; thence South 00 degrees 33 minutes 00 seconds East, a distance of 105.00 feet; thence West, a distance of 116.01 feet; thence Northwesterly along the Arc of a curve to the right, whose radius is 20 feet and delta is 90 degrees, a distance of 31.41 feet; thence North a distance of 84.25 feet to a point on the South line of the Fourth Addition to Winema Gardens; thence North 89 degrees 39 minutes 15 seconds East, along said South line, a distance of 125.00 feet to the point of beginning.

TOGETHER WITH an access easement 30 feet wide and immediately West adjacent to the West line of the above described property.

AKA: 1839 Kimberly Drive, Klamath Falls, OR

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day
 of Oct. A.D., 19 91 at 2:00 o'clock P.M. and duly recorded in Vol. M91
 of Deeds on Page 22307

Evelyn Biehn . County Clerk
 By Pauline Mulender

FEE \$23.00

1 2. To facilitate the foregoing, the debtors assign unto their
2 estate any claim of homestead exemption, and the I.R.S. agrees to
3 discharge its lien at the closing of the sale of said residence.

4 Albert E. Madcliffe
Bankruptcy Judge

5 IT IS SO STIPULATED:

6 Michael Grassmuck, Inc., Trustee
7 By: President

8 Alan Bowker
9 Alan Bowker, Debtor

Lenis Bowker
Lenis Bowker, Debtor

10 Chief, Special Procedures
11 Internal Revenue Service

12 SUBMITTED BY:

13 Allen G. Drescher
14 Allen G. Drescher, P.C.
15 Of Attorneys for Debtors

16 Return to Bowker
17 1839 Kimberly Dr
18 Klamath Falls 97603
19

1 g. The net balance shall be distributed as follows:

2 i. If the remaining net balance is greater than
3 \$20,000.00, then the I.R.S. shall be first paid \$20,000.00, with
4 the balance to the Debtors' Estate to be distributed by the
5 Trustee in accordance with applicable statutory priorities (no
6 payments will be made to the I.R.S. under this paragraph until all
7 fiduciary taxes due from the gain on the sale of the property have
8 been satisfied).

9 ii. If the remaining net balance is less than
10 \$20,000.00, then the I.R.S. shall be first paid 80 percent of the
11 balance, with the remaining sum of money (20 percent) to be paid
12 to the Debtors' Estate to be distributed by the Trustee in
13 accordance with applicable statutory priorities (no payments will
14 be made to the I.R.S. under this paragraph until all fiduciary
15 taxes due from the gain on the sale of the property have been
16 satisfied).

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