

45811

## TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of FRED W. STILLWELL, Bankruptcy Case No. 691-62116-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 FRED W. STILLWELL 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 APPROXIMATELY \$274,886.63. NOTE: PURCHASER IS PAYING ESTATE \$20,000 NET, BEING CREDITED FOR A HOMESTEAD EXEMPTION OF \$15,000.00, AND ASSUMING WITH

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NOVATIONS REAFFIRMATIONS ALL DEBTS ON PROPERTY.

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 APRIL , 1992.

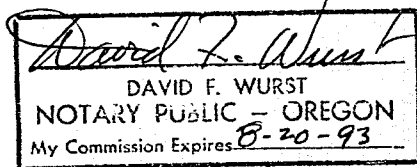
MICHAEL A. GRASSMUECK, INC., Trustee

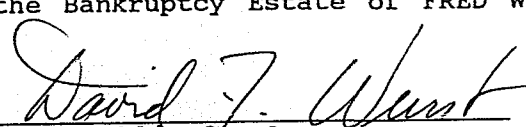
By: 

Michael A. Grassmueck  
President

STATE OF OREGON     )  
                              ) ss.  
County of Jackson )

This instrument was acknowledged before me on the 29TH day of APRIL, 1992 by Michael A. Grassmueck, as President of Michael A. Grassmueck, Inc., Trustee for the Bankruptcy Estate of FRED W. STILLWELL.



  
Notary Public for Oregon  
My Commission Expires 8-20-93

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## EXHIBIT A TO TRUSTEE'S DEED

The Debtor's residence and immediate farm ground described as Farm United "E" according to the Farm Unit Plat, or Lots 31 and 32 of Section 13, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 8th day  
of \_\_\_\_\_ June \_\_\_\_\_ A.D., 1992 at 9:43 o'clock \_\_\_\_\_ A. M., and duly recorded in Vol. \_\_\_\_\_ M92  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page \_\_\_\_\_ 12331

FEE \$40.00

Evelyn Biehn, County Clerk

By Pauline M. Biehn

Return: MTC