

## TRUSTEE'S DEED

MICHAEL A. GRASSMUECK, INC., Trustee of the Bankruptcy Estate of LANA J. MCAULIFFE, Bankruptcy Case No. 691-62747-R7, U.S. Bankruptcy Court for the District of Oregon, 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 RUTH and LONDELL BENNER, herein called "GRANTEE" and unto Grantee's successors and assigns all of the interest vested in the Debtors at the time of the filing of these bankruptcies, which passes by operation of law to the Trustee in the subject property described herein, together with all tenements, hereditaments, appurtenances there unto 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)

Grantor's power and authority to dispose of such property originates in 11 U.S.C. Section 554, and this transfer is made following notice and an opportunity for hearing pursuant to such law.

The consideration for this transfer is \$3,500.00

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, to the Grantee in its existing condition, AS IS. Grantee's recording of this Deed indicates Grantee's 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(s) and conveys whatever right, title and interest the

TRUSTEE'S DEED - 1

Return and Tax Statements:  
Londell Benner  
655 E. Main St. #47  
San Jacinto, Ca. 92583

4/10/84

bankruptcy estate(s) have in the described property. This conveyance and release is not intended to operate as a mortgage, trust 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 FREE 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 13<sup>th</sup> day of

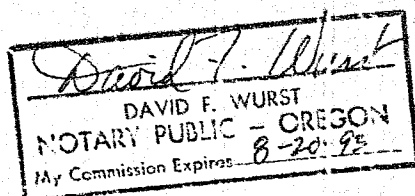
July  
March, 1992.

MICHAEL A. GRASSMUECK, INC.

By [Signature]  
Michael A. Grassmueck, President

STATE OF OREGON     )  
                                  ) ss.  
County of Jackson )

This instrument was acknowledged before me on the 13th day of July, 1992, by Michael A. Grassmueck, as President of Michael A. Grassmueck, Inc., Trustee in Bankruptcy.



[Signature]  
Notary Public for Oregon  
My Commission Expires: 8-20-93

## Exhibit A

Lots 2, 3, and 4, Block 3, TERWILLIGER ADDITION TO THE TOWN OF Merrill,  
in the County of Klamath, State of Oregon.

Including all improvements and personal property currently located  
thereon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 13th day  
of \_\_\_\_\_ July \_\_\_\_\_ A.D., 19 \_\_\_\_\_ 92 at \_\_\_\_\_ 2:01 o'clock \_\_\_\_\_ P.M., and duly recorded in Vol. \_\_\_\_\_ M92  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page \_\_\_\_\_ 15195.

FEE \$40.00  
cc 2.00

Evelyn Biehn - County Clerk

By *Pauline Hollenbeck*