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TRUSTEE'S BARGAIN AND SALE DEED OF REAL ESTATE

GRANTOR'S NAME AND ADDRESS: Bankruptcy Estate of Michael B. Carson, by and through the Trustee Ronald R. Sticka, PO Box 10990, Eugene, OR 97440-2990.

GRANTEE'S NAME AND ADDRESS: Clara Ines Carson, 2113 Hamer Dr., Placentia, Cal. 92670.

TRUE CONSIDERATION: \$12,500.

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS: 2113 Hamer Dr., Placentia, Cal. 92670.

AFTER RECORDING RETURN TO: 2113 Hamer Dr., Placentia, Cal. 92670.

The Bankruptcy Estate of Michael B. Carson, Case No. 691-63258-R07, by and through the Trustee, Ronald R. Sticka, GRANTOR, conveys to Clara Ines Carson, GRANTEE, all right, title, and interest in and to the following described real property situated in Klamath County, Oregon, to wit:

LOT 14 BLOCK 42 OF HILLSIDE ADDITION
TO THE CITY OF KLAMATH FALLS.

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.

The true consideration for this conveyance is \$12,500.

This conveyance is subject to all existing encumbrances including zoning ordinances, easements, conditions and restrictions of record and is made without any warranties or representations whatsoever.

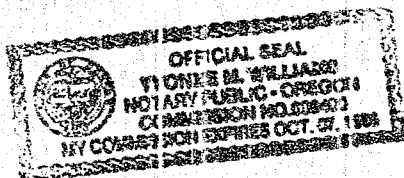
BANKRUPTCY ESTATE OF MICHAEL B. CARSON, CASE NO. 691-63258-R07

By: Ronald R. Sticka
Ronald R. Sticka, Trustee

STATE OF OREGON)
County of Lane) ss.

The foregoing instrument was acknowledged before me this 23rd day of June, by Ronald R. Sticka, Trustee for the Bankruptcy Estate of Michael B. Carson.

Yvonne M. Williams
Notary Public for Oregon
My Commission Expires: 10-7-95



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Leslie Klein the 13th day of July, A.D., 19 92 at 2:01 o'clock P.M., and duly recorded in Vol. M92 on Page 15199 of Deeds

Evelyn Biehn - County Clerk
By: Yvonne M. Williams

FEE \$30.00