

55240

K-44730

TRUSTEE'S BARGAIN AND SALE DEED OF REAL ESTATE

GRANTOR'S NAME AND ADDRESS: Bankruptcy Estate of Norma Waggoner,
by and through the Trustee Eric R.-T. Roost, 1280 Pearl St.,
Eugene, OR 97401

GRANTEE'S NAME AND ADDRESS: Gerald C. Musselman

TRUE CONSIDERATION: \$20,762.53

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS: Gerald C. Musselman, 7940 Braugham Court,
Colorado Springd, CO 80920

AFTER RECORDING RETURN TO: Gerald C. Musselman, 7940 Braugham Court, Colorado Springd, CO 80920

The Bankruptcy Estate of Norma Waggoner, Case No. 686-07971-R07, by and through the Trustee, Eric R.-T. Roost, GRANTOR, conveys to Gerald C. Musselman, GRANTEE, all right, title, and interest in and to the following described real property situated in Klamath County to wit:

Described on Exhibit "A" attached hereto.

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 \$20,762.53.

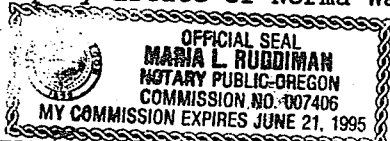
This conveyance is subject to all existing encumbrances including zoning ordinances, easements, conditions and restrictions of record and is made without any warranties or representations whatsoever.

BANKRUPTCY ESTATE OF NORMA
WAGGONER, CASE NO. 686-07971-R07

By: ERIC R.-T. ROOST, Trustee

STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me this 10th day of December, 1992, by Eric R.-T. Roost, Trustee for the Bankruptcy Estate of Norma Waggoner.



Notary Public for Oregon
My Commission Expires: 6-21-95

Exhibit A

That portion of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 20, T. 38 S. R. 9 E.W.M. formerly described as Lots 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22, 23, 24, 25, 26, Block 7, Eldorado Heights, vacated by Ordinance No. 4865 City of Klamath Falls, Oregon, together with the Southeasterly 30 feet of vacated Clairmont Street adjoining said Lot 2 being approximately 88,769 square feet, together with the Northwesterly 30 feet of vacated Clairmont Street adjoining said Lot 19.

SAVING AND EXCEPTING, Beginning at a 5/8 inch iron rod on the Northerly right of way line of Eldorado Boulevard, said point being Southeasterly 104.69 feet, along the arc of a curve concave to the Southwest having a radius of 756.26 feet, form a 1 inch iron pipe marking the Southeasterly corner of Lot 19, Block 8 of said addition; thence N. 49°03'38" E. a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence S. 32°04'46" E. a distance of 193.24 feet along the mid-block line of said Block 7; thence S. 58°02'22" W. a distance of 109.66 feet to the Northerly right of way line of Eldorado Boulevard; thence N. 31°57'38" W. a distance of 57.42 feet along said Northerly right of way to the beginning of a curve concave to the Southwest having a radius of 756.26 feet, (a radial bearing from said point being S. 57°58'06" W.); thence Northwesterly along arc of said curve 117.58 feet to the point of beginning.

FURTHER SAVING AND EXCEPTING, Beginning at a $\frac{1}{2}$ inch iron pin at the Northeast corner of Parcel 2 which point is on the West line of Lexington Avenue from which the Southeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 20 bears North 21°27'22" East 146.34 feet; thence South 02°44'57" East 71.25 feet to a $\frac{1}{2}$ inch iron pin; thence South 55°33'18" West 72.53 feet to a $\frac{1}{2}$ inch iron pin on the East line of Eldorado Boulevard; thence North 34°26'42" West along said East line 92.26 feet to a $\frac{1}{2}$ inch iron pin; thence North 55°33'18" East 111.44 feet to a $\frac{1}{2}$ inch iron pin; thence South 31°47'00" East 31.67 feet to the point of beginning.

FURTHER SAVING AND EXCEPTING, Beginning at a 5/8" iron rod on the mid block line of said Block 7, said point being South 32°04'46" East a distance of 256.89 feet from a $\frac{1}{2}$ " iron pipe marking the Northwest corner of Lot 2 of said Block 7; thence South 32°04'46" East a distance of 55.00 feet; thence South 58°02'22" West a distance of 108.77 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence North 31°57'38" West a distance of 55.00 feet along said Northerly right of way line to a 5/8" iron rod; thence North 58°02'22" East a distance of 109.66 feet to the point of beginning.

FURTHER SAVING AND EXCEPTING, Beginning at a 1" iron pipe marking the Southeasterly corner of Lot 19 of said Block 8; thence Southeasterly along the Northerly right of way line of Eldorado Boulevard a distance of 104.69 feet, said right of way line being the arc of a curve concave to the Southwest having a radius of 756.26 feet; thence North 49°03'38" East a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence North 32°04'46" West a distance of 63.65 feet to the Northwest corner of Lot 2 of said Block 7; thence North 67°19'42" West a distance of 63.24 feet to the Northeast corner of Lot 19 of said Block 8; thence Northwesterly along the Northeasterly line of said Lot 19 a distance of 18.10 feet, said line being the arc of a curve concave to the Southwest having a radius of 866.26 feet; thence South 34°59'30" West a distance of 110.44 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence Southeasterly along said right of way line, said line being a curve concave to the Southwest having a radius of 756.26 feet, a distance of 6.31 feet to the point of beginning.

Exhibit A - cont.

AND FURTHER SAVING AND EXCEPTING, Beginning at the intersection of the west right-of-way line of Lexington Avenue and the Northerly right-of-way line of Eldorado Boulevard located in the plat of Eldorado Heights, a recorded subdivision in Klamath County, which point is the most southerly corner of Lot 26, Block 7 of vacated Eldorado Heights; thence N. $34^{\circ}28'42''$ W. a distance of 117.46 feet to a point; thence N. $55^{\circ}33'18''$ E. a distance of 72.53 feet to a point on the West line of Lexington Ave.; thence South $02^{\circ}44'57''$ East along the Westerly line of Lexington to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 15th day
of Dec. A.D., 19 92 at 3:53 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 29886.

FEE \$40.00

Evelyn Biehn
County Clerk

By *Debra M. Mullendore*