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07-15-93P03:39 RCVD

K-45271

## BANKRUPTCY TRUSTEE'S DEED

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GRANTOR: DONALD H. HARTVIG, acting in his capacity as Chapter 7 Trustee in the following four bankruptcy cases which were consolidated under Case No. 390-36065-S7 of the United States Bankruptcy Court for the District of Oregon:

1. In re Franko Oil Company, U.S. Bankruptcy Court for the District of Oregon, Case No. 390-36065-S7
2. In re Franko Industries, U.S. Bankruptcy Court for the District of Oregon, Case No. 390-36066-S7
3. In re Keserob Corporation, U.S. Bankruptcy Court for the District of Oregon, Case No. 390-36067-S7
4. In re Mid Oil Company, U.S. Bankruptcy Court for the District of Oregon, Case No. 390-36068-S7

GRANTEE: NETARTS BAY INVESTMENTS, INC.

TRUE AND ACTUAL CONSIDERATION: \$8,000


DATE: July 14<sup>th</sup>, 1993

Grantor conveys to Grantee certain real property located at Route 5 Box 1325, Klamath Falls, Oregon (the "Property"), more particularly described in the attached Exhibit A.

The Property and any improvements thereon are conveyed AS IS AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, and by recording this deed Grantee accepts the Property and improvements in that condition.

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.

GRANTOR:

  
Donald H. Hartvig, Chapter 7 Trustee  
in Bankruptcy for the Consolidated  
Estate of Franko Oil Company, et  
al., Administered under Case  
No. 390-36065-S7 of the United  
States Bankruptcy Court, Oregon

AFTER RECORDING RETURN TO:  
Netarts Bay Investments, Inc.  
Four Elm Avenue  
Tillamook, OR 97141

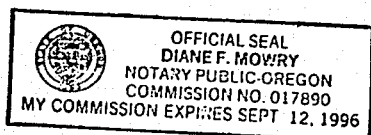
SEND TAX STATEMENTS TO:  
Netarts Bay Investments, Inc.  
Four Elm Avenue  
Tillamook, OR 97141

STATE OF OREGON

County of Washington ) ss.

17146

This instrument was acknowledged before me on July 14<sup>th</sup>, 1993, by Donald H. Hartvig, Chapter 7 Trustee in Bankruptcy for the Consolidated Estate of Franko Oil Company, et al., Administered under Case No. 390-36065-S7 of the United States Bankruptcy Court, Oregon.



Diane F. Mowry  
Notary Public for Oregon  
My commission expires: 9/12/96

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## Exhibit "A"

That portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, (being a part of Government Lots 1 and 5) lying East of the New Dalles-California Highway, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron pin which marks the Southeast corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence North along the 40 line a distance of 1320 feet to the Northeast corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 7; thence North 89°59' West along the 40 line a distance of 709.8 feet to a point on the Easterly right of way line of the New Dalles-California Highway; thence South 11°36' West along the Easterly right of way line of the New Dalles-California Highway to an iron pin which marks its intersection with the East-West quarter line of said Section 7; thence South 89°49' East along the East-West quarter line a distance of 438.6 feet more or less, 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 July A.D., 19 93 at 3:39 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 17145

Evelyn Biehn  
By Ruth M. Miller County Clerk

FEE \$40.00