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09-16-94A09:58 RCVD

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UPON RECORDING RETURN TO & FORWARD TAX STATEMENTS TO:

Kenneth C. & Maureen C. Moore, 3130 Iron St., Klamath Falls, OR 97601

mtc 33808-KR
TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of LLOYD DALE FENTERS SR & JUDITH JEAN FENTERS, Bankruptcy Case #694-61642 ser7, now pending in the United States Bankruptcy Court for the District of Oregon, by and through its duly appointed and acting Trustee, BOYD C. YADEN, 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 Kenneth C. and Maureen C. Moore, HUSBAND AND WIFE, 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 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 of the Bankruptcy Estate, if any, all tenements, hereditaments, appurtenances therunto belonging, or in any way appertaining, situated in the county of KLAMATH, State of Oregon, described as follows, to-wit:

The South 1/2 of Tract ³⁴ AUBURN GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the North 62 feet of the South 1/2 of Tract 34.

SUBJECT TO AND EXCEPTIN:

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 \$122,500.00.

Grantor makes this conveyance and releases 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 it's 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 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 A FARM OR FOREST ZONE, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SINGING 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 on this 2nd day of September 1994.

**THIS DOCUMENT IS BEING RECORDED TO
CORRECT LEGAL DESCRIPTION**

Boyd C. Yaden
BOYD C. YADEN, TRUSTEE

STATE OF OREGON)

)ss.

County of KLAMATH,

This instrument was acknowledged before me on the 2 day of Sept, 1994 by BOYD C. YADEN, Trustee for the Bankruptcy of LLOYD DALE FENTERS, SR. AND JUDITH JEAN FENTERS.



Joan F. Riker
Notary Public for Oregon
My Commission Expires 8/26/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day of Sept A.D., 19 94 at 9:58 o'clock A.M., and duly recorded in Vol. 29225 of Deeds on Page 29225

FEE \$30.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day of Sept A.D., 19 94 at 11:31 o'clock A.M., and duly recorded in Vol. M94 of Deeds on Page 29646

FEE \$5.00

Evelyn Biehn County Clerk

By Joan F. Riker

