

From: Hammons, Mills & Spickerman

PHONE No. : 503 484 1216

Nov. 17 1994 10:01AM P01

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1 -22-94P03 17 RCVD

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K-47169
TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of
In re: Farrell and Cheryl Cummins, Case No. 692-64284-aer7, 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 MICHAEL AND SHANNON
SPRINGER, herein called "GRANTEES", and unto Grantees' successors
and assigns, all of the interest vested in the Debtors in the
subject property described herein, at the time of the 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
title of the Bankruptcy Estate if any, all tenements,
hereditaments, appurtenances thereunto belonging, or in any way
appertaining, situated in Klamath County, State of Oregon,
described as follows, to-wit:

The West 30 feet of Lot 468 and the East 10 feet of Lot 469
in Block 121 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

SUBJECT TO AND EXCEPTING:

All liens, encumbrances, easements, or any other interest of
record, of any type or nature.

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The Trustee's power and authority to dispose of such property of the Bankruptcy Estate originates in 11 USC § 363, and this transfer is made following notice to "interested persons" and an opportunity for hearing pursuant to such law.

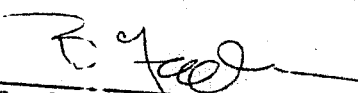
The consideration for this transfer is \$29,000.00.

Grantor makes this conveyance 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 Grantee, in its existing condition, AS IS, without any warranties express or implied. 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 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 a 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 FARM OR FOREST ZONES, 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 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 AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

In WITNESS WHEREOF, Grantor has executed this Deed this 17th day of November, 1994.


Boyd C. Yaden, Trustee

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STATE OF OREGON

County of Klamath

§ 1.

This instrument was acknowledged before me on the 17 day of November, 1994 by Boyd C. Yaden, Trustee for the Bankruptcy Estate of In re: Farrell and Cheryl Cummings, Case No. 692-64284-aer7.

Diane Seymour

Notary Public for Oregon

My Commission Expires: September 18, 1998



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 22nd day of Nov A.D., 19 94 at 3:17 o'clock P.M. and duly recorded in Vol. M94 of Deeds on Page 35854

FEE \$40.00

Evelyn Biehn County Clerk

By *Lauren Millenbale*

Return: Klamath County Title Co