

TRUSTEE'S GAIN AND SALE DEED OF REAL ESTATE

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

**GRANTEE'S NAME AND ADDRESS:** Richard C. McCollam and Ana A. McCollam, 3939 South 6th Street, #141, Klamath Falls, OR 97603

**UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:** Richard C. McCollam and Ana A. McCollam, 3939 South 6th Street, #141, Klamath Falls, OR 97603

**AFTER RECORDING RETURN TO:** Richard C. McCollam and Ana A. McCollam, 3939 South 6th Street, #141, Klamath Falls, OR 97603

The Bankruptcy Estate of Richard R. Batsell and Katherine A. Batsell, Case No. 692-60590-aer7, by and through the Trustee, Eric R.-T. Roost, GRANTOR, conveys to Richard C. McCollam and Ana A. McCollam, GRANTEES, all right, title, and interest in and to the following described real property situated in Klamath County, Oregon, to wit:

That portion of the E 1/2 NW 1/4 of Section 19, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly and Easterly of the KID "C" Canal

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 \$14,000.

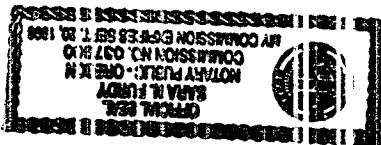
This conveyance is subject to all existing encumbrances including zoning ordinances, easements, conditions and restrictions of record and is made without any warranties or representations whatsoever.

BANKRUPTCY ESTATE OF RICHARD R. BATSELL and KATHERINE A. BATSELL  
CASE NO. 692-60590-aer7

By: [Signature]  
Eric R.-T. Roost, Trustee

STATE OF OREGON )  
 ) ss.  
County of Lane )

The foregoing instrument was acknowledged before me this 20 day of December, 1994, by Eric R.-T. Roost, Trustee for the Bankruptcy Estate of Richard R. Batsell and Katherine A. Batsell.



Sara N. Purdy  
Notary Public for Oregon  
My Commission Expires: 9/20/98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 30th day of Dec A.D. 1994 at 3:18 o'clock PM and duly recorded in Vol. M94 of Deeds on Page 39278

Evelyn Biehr County Clerk

FEE: \$30.00

By [Signature]