

Upon recording return to:

K.F. Trade Center L.L.C., c/o Neal Buchanan, 601 Main St., Suite 215,
Klamath Falls, OR 97601

TRUSTEE'S DEED

mtc 34271-KR

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of O & E CORPORATION, Bankruptcy Case No. 689-63534-aer7, now pending in the United States Bankruptcy Court for the District of Oregon, by and through its duly appointed and acting Trustee, MICHAEL A. GRASSMUECK, INC., 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 K.F. TRADE CENTER L.L.C., 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 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 the County of KLAMATH, State of Oregon, described as follows, to-wit:

The Westerly 178.1 feet of Lot 3 in Block 1 of Homeacres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

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 terms of settlement with debtor.

Grantor makes this conveyance and release 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 its 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 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 (O.R.S. 93.040).

IN WITNESS WHEREOF, Grantor has executed this Deed this 9th day of February, 1995.

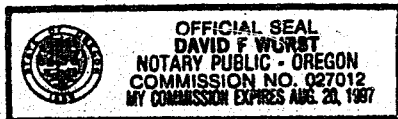
MICHAEL A. GRASSMUECK, INC., Trustee

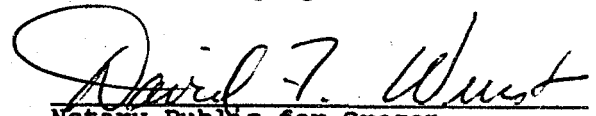
By: 

Michael A. Grassmueck
President

STATE OF OREGON)
) ss.
County of Jackson)

This instrument was acknowledged before me on the 9th day of February, 1995 by Michael A. Grassmueck, as President of Michael A. Grassmueck, Inc., Trustee for the Bankruptcy Estate of O & E Corporation.




Notary Public for Oregon
My Commission Expires 8-20-97

TRUSTEE'S DEED - 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 13th day
of FEB A.D. 19 95 at 3:31 o'clock P.M., and duly recorded in Vol. M95
of Deeds on Page 3111

Bernetha G. Lersch County Clerk

By 

FEE \$35.00