

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of In re: Farrell and Cheryl Cummings, 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 Norman L. and Karen J. Richardson, husband and wife, herein called "GRANTEE", and unto Grantee's successors and assigns, all of the interest, if any, 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:

Parcel 1:

Lot 8 in Block 48 of Buena Vista, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

A parcel of land situate in Lots 6 and 7, Block 48, BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as

follows: Beginning at a 5/8" iron pin marking the most southerly corner of Lot 6 Block 48, said Buena Vista Addition; thence North 57°00'00" West, 35.0 feet; thence North 50°00'00" West 47.0 feet; thence South 17°43'55" West, to an intersection with the Northerly line of Lot 8, Block 48, said Buena Vista Addition; thence South 64°45'58" East to the point of beginning.

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 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 \$55,000.00.

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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


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 MAY 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 21st day of February, 1995.


Boyd C. Yaden, Trustee of the
Bankruptcy Estate of In re: Farrell
and Cheryl Cummings, Case No. 692-
64284-aer7

STATE OF OREGON)
County of Klamath) ss.

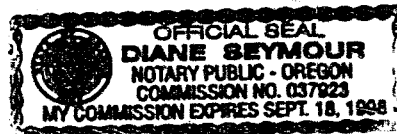
This instrument was acknowledged before me on the 21 day
of February, 1995 by Boyd C. Yaden, Trustee of the
Bankruptcy Estate of In re: Farrell and Cheryl Cummings, Case No.
692-64284-aer7.


Notary Public for Oregon
My Commission Expires: September 18, 1998

TAX ACCOUNT NO.

AFTER RECORDING, RETURN TO:

Norman L. Richardson and
Karen J. Richardson
833 California Ave.
Klamath Falls, Oregon 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title _____ the 21st day
of Feb _____ A.D., 19 95 at 3:17 o'clock P M., and duly recorded in Vol. M95,
of _____ Deeds _____ on Page 3694.

Bernetha G. Letsch, County Clerk

By Diane Seymour

FEE

\$40.00

WITHDRAWN

KCTC

2-21-95

Doc. #95072

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