

97509

04-03-95P03:42 RCVD

MTC 33130KR

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Upon recording return original to and
forward tax statements to:
KEVIN G. & CHERI L. CONWAY
1056 THORNWOOD
GLENDALE CA 91205

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of
CLENROW WILLARD DAVIS, aka C.W. Davis, D.C., Klamath Chiropractic
Clinic, D.C. Services, Kipco, Inc., Bankruptcy Case No. 691-60729-
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 KEVIN G. CONWAY AND CHERI L. CONWAY, 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 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:

(SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE INCORPORATED
HEREIN)

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 \$ 100,000.00.

TRUSTEE'S DEED - 1

8678-A

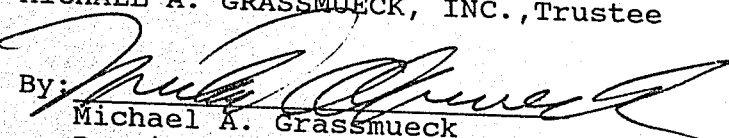
Grantor makes this conveyance and release without any warranties express or implied. This conveyance and release is intended to transfer all of the Bankruptcy Estate's interest, if any, in the subject property described herein, to the Grantees, in its existing condition, AS IS, without any warranties 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).

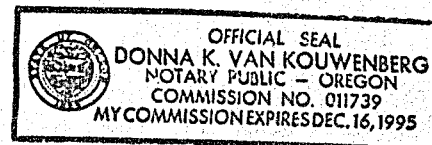
IN WITNESS WHEREOF, Grantor has executed this Deed this 20TH day of MARCH , 1995.

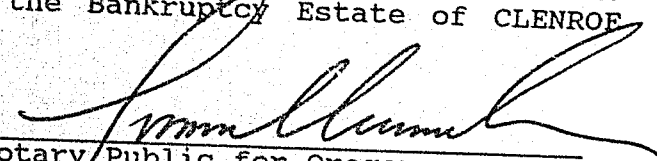
MICHAEL A. GRASSMUECK, INC., Trustee

By: 
Michael A. Grassmueck
President

STATE OF OREGON)
) ss.
County of Jackson)

This instrument was acknowledged before me on the 20TH day of MARCH, 1995 by Michael A. Grassmueck, as President of Michael A. Grassmueck, Inc., Trustee for the Bankruptcy Estate of CLENROE WILLARD DAVIS.




Notary Public for Oregon
My Commission Expires _____

8078-B

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 of the SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass plug marking the West quarter corner of said Section 2; thence South 0 degrees 13' East along the Westerly line of said Section 2, a distance of 53 feet; thence North 89 degrees 47' East, a distance of 30.00 feet to an iron pin on the Easterly right of way line of Summers Lane and the true point of beginning; thence continuing North 89 degrees 47' East to the Westerly right of way line of the U.S.B.R. "A" Canal; thence Southeast along the Westerly right of way line of said canal to the Northeast corner of that certain tract conveyed to Smith & Westvold by deed recorded January 28, 1964, in Deed Volume 350 at page 590; thence South 89 degrees 47' West 82.38 feet to the Westerly right of way line of Summers Lane, thence North 0 degrees 13' West along the right of way line 159 feet; more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to State of Oregon by and through its State Highway Commission by deed recorded May 6, 1964, in Deed Volume 352 at page 573, Records of Klamath County, Oregon.

3909-002CB-07700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day
of April A.D., 19 95 at 3:42 o'clock P M., and duly recorded in Vol. N95
of Deeds on Page 8078.

FEE \$40.00

Bernetha G. Petch, County Clerk
By Synette Blunt