

K-47789
TRUSTEE'S DEED OF REAL ESTATE

BOYD C. YADEN, trustee in bankruptcy of the estate of VIVIAN S. DICKEY, debtor(s), Case No. 694-60781-aer7 Grantor, and on behalf of the debtor(s) of said estate, does hereby grant, convey and release unto GARY R. BAKER and CATHERINE G. BAKER, husband and wife, Grantee, the following described real property, situated in Lane County, Oregon and described as follows:

That portion of the NW~~1~~4 of Section 10, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said NW~~1~~4 of NW~~1~~4; thence N 0° 08' West along the West line of said NW~~1~~4 of NW~~1~~4 333.94 feet to the true point of beginning; thence South 89° 30' 57" East 1292.43 feet to the East line of said NW~~1~~4 of NW~~1~~4; thence North 0° 10' 53" West 230.24 feet; thence North 89° 30' 57" West 1291.16 feet; thence South 0° 08' West 230.23 feet to the point of beginning.

subject to all existing encumbrances including zoning ordinances, liens, easements, conditions and restrictions of record; together with the appurtenances and also all the estate which the debtor had at the time of filing of the petition in bankruptcy by the debtor(s) in said United States Bankruptcy Court for the District of Oregon, in said premises, and also the estate therein which the trustee has or has power to convey or dispose of as trustee in the aforementioned bankruptcy estate.

The true consideration for this conveyance, stated in terms of dollars: \$140,000.00

Until a change is requested, all tax statements should be sent to the following address:

GARY R. BAKER and
CATHERINE G. BAKER
2834 Pine Grove Road
Klamath Falls, OR 97603

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.

DATED this 30 day of May, 1995.

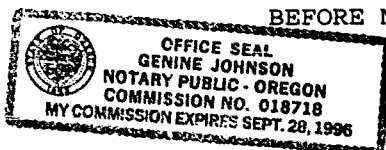
Boyd C. Yaden

Boyd C. Yaden, Trustee
for the Bankruptcy Estate of
VIVIAN S. DICKEY

STATE OF OREGON)
) ss.
County of Lane)

On the 30th day of May, 1995, personally appeared the above entitled Boyd C. Yaden, trustee in the bankruptcy of VIVIAN S. DICKEY and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:



Genine Johnson
Notary Public for Oregon
My commission expires: 9/28/96

PROPERTY TAX ACCOUNT
NO: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 31st day
of May A.D., 19 95 at 11:09 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 14347.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Annette Mueller