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**TRUSTEE'S DEED**

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of HELEN MARIE CALDWELL who took title Bankruptcy Case No. 695-62416-aer7, as HELEN M. LEWIS 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 SCOTT A. FULTON and R. JEANETTE HIATT, with the rights survivorship \_\_\_\_\_, herein called "GRANTEE", and unto Grantee's successors and assigns, all of the interest vested in the Debtors 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 Klamath County, State of Oregon, described as follows, to-wit:

Lot 12, Block 38, SIXTH ADDITON TO KLAMATH RIVER ACRES, 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.

UPON RECORDING RETURN TO: Scott A. Fulton & R. Jeanette Hiatt  
8511 Mc Luaghlin Lane, Klamath Falls, OR 97601

1 - TRUSTEE'S DEED

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 \$83,500.00.

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.

**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.**

In WITNESS WHEREOF, Grantor has executed this Deed this 5<sup>th</sup> day of March, 1998.

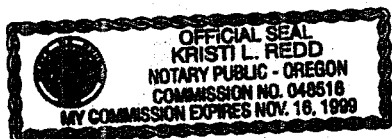
THE BANKRUPTCY ESTATE OF HELEN MARIE CALDWELL  
CASE NO. 695-62416-aer7

STATE OF OREGON )  
 ) ss.  
 County of Klamath )

This instrument was acknowledged before me on the 5th day  
 of March, 1996 by BOYD C. YADEN, Trustee for the  
 Bankruptcy Estate of HELEN MARIE CALDWELL, Case No. 695-62416-aer7

*KR*

Kristi L. Redd  
 Notary Public for Oregon  
 My Commission Expires: 11/16/99



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 7th day  
 of March, A.D., 19 96 at 11:57 o'clock AM., and duly recorded in Vol. M96,  
 of Deed on Page 6263.

Bernetha G. Letsch, County Clerk

By Cheryl Russell

FEE \$40.00