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BANKRUPTCY TRUSTEE'S DEED

MTC 36650KR

GRANTOR: Robert K. Morrow, Inc., in the capacity as chapter 7 trustee for the bankruptcy estate of Timothy C. O'Connor and Sandra K. O'Connor, Case No. 394-36790-dds7, United States Bankruptcy Court for the District of Oregon

GRANTEE: Robert M. Hanson and Peggy M. Hanson, husband and wife

TRUE AND ACTUAL CONSIDERATION: \$37,000

DATE: February 29, 1996

Grantor conveys to Grantee all of the undivided right, title and interest of the debtors' bankruptcy estate in the real property described in the attached Exhibit A, commonly known as 1841 Esplanade Blvd., Klamath Falls, Oregon (the "Property").

Grantor further conveys to Grantee all of the undivided right, title and interest of Tom Swan in the Property pursuant to, and by authority of, that certain judgment entered in Adversary Proceeding No. 95-3221, United States Bankruptcy Court for the District of Oregon.

The Property and any improvements thereon are conveyed AS IS AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, and by recording this deed Grantee accepts the Property and improvements in that condition.

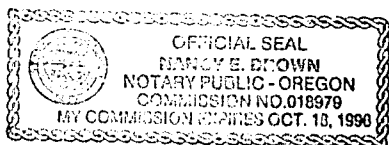
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

ROBERT K. MORROW, INC., TRUSTEE

By: [Signature]
Robert K. Morrow, President

STATE OF OREGON)
County of Multnomah) ss.

This instrument was acknowledged before me on this 29 day of February, 1996, by Robert K. Morrow, president of Robert K. Morrow, Inc., acting in the capacity as chapter 7 trustee for the bankruptcy estate of Timothy C. O'Connor and Sandra K. O'Connor, Case No. 394-36790-dds7, United States Bankruptcy Court for the District of Oregon.



[Signature]
Notary Public for Oregon
My commission expires:

AFTER RECORDING RETURN TO:
ROBERT M. HANSON & PEGGY M. HANSON

SEND TAX STATEMENTS TO:

3366/decd/nb

EXHIBIT "A"

All those parts of Lots 3, 4 and 5 of Block 26 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at a point 38 feet Southeasterly from the Northeasterly corner of said Lot 3 on the Southwesterly side of Eldorado Street; thence at right angles to the Southwesterly side of Eldorado Street a distance of 75 feet to the starting point of this description, thence running Southwesterly and parallel with the Northwesterly side of said Lot 3 a distance of 75 feet to the Northeasterly side of the alley through said Block 26; thence Southeasterly along the Northeasterly side of said alley a distance of approximately 127 feet to the Northwesterly side of Esplanade Avenue; thence Northeasterly along the Northwesterly side of Esplanade to a point 75 feet Northeasterly from the Southwesterly side of said Lot 5 measured at right angles to said side of Lot 5; thence Northwesterly 75 feet 6 inches, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of March A.D., 19 96 at 11:42 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 7070

FEE \$35.00

By Bernetha G. Letsch, County Clerk