

17781

RETURN TO:
LEROY HICKS
1836 WIARD STREET
KLAMATH FALLS, OREGON 97603

K-48498

TRUSTEE'S DEED

Vol. mgle Page 13468

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of In re: Leroy and Corrine Hicks, Case No. 694-61498-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 Leroy Hicks 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:

See Attached Exhibit 1.

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. §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 pursuant to settlement.

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

96 MAY 10 P3:14

ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

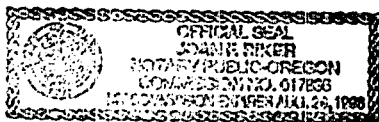
WARNING: THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, 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.

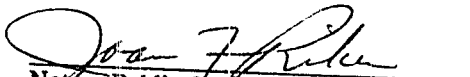
IN WITNESS WHEREOF, Grantor has executed this Deed this 19th day of JANUARY, 1996.


BOYD C. YADEN
Trustee

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me this 19th day of January, 1996, by Boyd C. Yaden.




Notary Public for Oregon

TAX ACCOUNT NO. _____

AFTER RECORDING RETURN TO:

Leroy Hicks
c/o Tonia L. Moro, Esq.
244 S. Grape Street
Medford, Oregon 97501

EXHIBIT 1

LEGAL DESCRIPTION

Government Lots 1, 2, 3, 8 and 10, and the Northerly 190 feet of Government Lot 9 and Government Lot 10 in Section 31, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Government Lots 38, 39 and 40, Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The W1/2 of Government Lot 5 and Government Lots 12 and 13 in Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 10th day
of May A.D., 19 96 at 3:14 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 13468

FEE \$40.00

By Bernetha G. Letsch, County Clerk
[Signature]