

TRUSTEE'S DEED

MTC37322KR

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of Klamath Potato Distributors, Inc., Bankruptcy Case No. 694-61005-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 GRANT HAIGH and KRYSTIN HAIGH, / husband and wife, 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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO AND EXCEPTING:

All liens, encumbrances, easements, or any other interest of record, of any type or nature.

UPON RECORDING RETURN TO AND FORWARD TAX STATEMENTS TO:

Grant Haigh & Krystin Haigh, 4305 Highway 39, Klamath Falls, OR 97603

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 \$56,000.00.

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 20th day of May, 1996.

by: 

BOYD C. YADEN, TRUSTEE

STATE OF OREGON)
) ss.
 County of Klamath)

This instrument was acknowledged before me on the 20th day
 of May, 1996, ~~XXXX~~ by BOYD C. YADEN, Trustee for the
 Bankruptcy Estate of Klamath Potato Distributors, Case No. _____.

Inc., an inactive Oregon corporation

Kristi L. Redd
 Notary Public for

My Commission Expires: 11/16/99



EXHIBIT "A" **LEGAL DESCRIPTION**

All that portion of the following described property lying East of center line of irrigation ditch as presently located:

A parcel of land situated in the SE1/4 SW1/4 of Section 7 and the NE1/4 NW1/4 of Section 18, all in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point in Section 18, from which the east one-quarter corner of said Section 18 bears South 54 degrees 24' 25" East, 4,271.20 feet distant, said point being the intersection of the Northeasterly right of way line of the Klamath Falls-Malin Highway (Oregon Highway #39) with an existing fence line, said point also being the Northwest corner of property described in Deed from Joseph R. Cook, et al. to Monte J. Broilier in Microfilm Records M74, page 8982, thence North 89 degrees 22' 48" East along said fence line 792.30 feet to a point on the North-south center of section line of said Section 18, said point also being the Northeast corner of property described in Deed M74, page 8982, thence North 00 degrees 23' 45" West along said center of section line 175 feet, more or less, to the North one-quarter corner of said Section 18; thence North along the center of section line of said Section 7, 1,302 feet, more or less to a point on the Southerly right of way line of Elliott Road; thence West along said right of way line 1,320 feet, more or less, to the West line of the SE1/4 SW1/4 of said Section 7; thence South along said West line to a point where said West line intersects the Northeasterly right of way line of said Oregon Highway #39; thence South 33 degrees 27' 04" East along said right of way line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of AmeriTitle the 20th day
of May A.D., 19 96 at 11:56 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 14535.

FEE \$45.00

By Bernetha G. Letsch, County Clerk