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TRUSTEE'S DEED  
K-48927-S

Vol. m96 Page 22225

Grantor: Boyd C. Yaden, Trustee

Grantee: R & S. Equip. Co.

After Recording Return to: R&S Equip. Co.  
P O Box 670  
Redmond OR 97756

Send all tax notices to: Same as above.

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of Diversified Fiber Corporation, Inc., Bankruptcy Case No. 695-61354aer7, 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 R & S. Equip. Co., and Oregon Corporation, 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 Exhibit "A"

**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 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 \$200,000.00

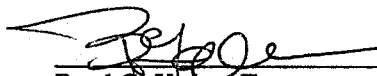
Grantor makes this conveyance without any warranties express or implied. This conveyance and release is intended to transfer all of the Bankruptcy Estate's interest, if any, in the subject property described herein, to the Grantee, in its existing condition, AS IS, without any warranties express or implied. 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.

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RA

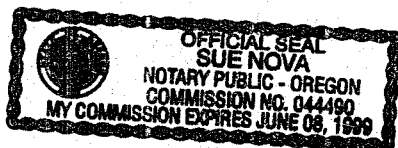
**WARNING: "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."**

In WITNESS WHEREOF, Grantor has executed this Deed this 19<sup>th</sup> day of July, 1996.

  
Boyd C. Yaden, Trustee

STATE OF OREGON                   )  
  ) ss.  
County of Klamath                )

This instrument was acknowledged before me on this 19<sup>th</sup> day of July, 1996, by Boyd C. Yaden, Trustee for the Bankruptcy Estate of Diversified Fiber Corporation, Inc., Case No. 695-61354aer7.



  
Notary Public for Oregon



**EXHIBIT "A"**  
DESCRIPTION OF PROPERTY

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  OF Section 33, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian, Klamath County, being more particularly described as follows:

Beginning at a point on the East line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$  from which point the Northeast corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$  bears North 00°02'28" East 300.00 feet; thence South 00°02'28" West, on said East line, 173.96 feet; thence South 71°11'50" West, 582.82 feet; thence South 80°57'06" West 776.32 feet to a point on the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence North 00°13'13" East on said West line, 137.61 feet to the Easterly line of a tract of land described in Deed Volume 47 at page 593, Klamath County Deed Records; thence Northeasterly along said Easterly line to a point on the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence North 89°29'53" East on said North line 591.88 feet to the Northwest corner of a tract of land described in Deed Volume M-78 page 3585, Klamath County Microfilm Records; thence South 00°02'28" West on the West line of the last mentioned tract of land, 300.00 feet to the Southwest corner thereof; thence North 89°29'53" East on the South line of the last mentioned tract of land, 300.00 feet to the point of beginning of this description.

TOGETHER WITH a tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 33, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence North 89°29'53" East along the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; 316.66 feet to the Westerly line of a tract of land described in Deed Volume 47 at page 593, Klamath County Deed Records; thence Southwesterly along said Westerly line to the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence North 00°13'13" East along the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ , 508.39 feet to the point of beginning.

ALSO a tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  in Section 33, Township 33 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ , thence West along the North quarter line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$  a distance of 300 feet, more or less; thence Southeast a distance of 590.30 feet, more or less, to the intersection of the right of way of the OC&E Railroad with the East quarter line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence North along the East quarter line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$  a distance of 508.39 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 24th day  
of July A.D., 19 96 at 10:38 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 22225.

FEE \$40.00

Bernetha G Letsch, County Clerk

By Cheryl [Signature]