

MTC 39665KR
TRUSTEE'S DEED

Grantor: Boyd C. Yaden, Trustee

Grantee: Patrick Juhl

After Recording Return to:

Patrick Juhl
P.O. Box 5250

Klamath Falls, OR 97601

Send all tax notices to: Same as above.

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of Oregon Racing Products, Inc., formerly Oregon Motorsports Manufacturing, Inc., Bankruptcy Case No. 695-61355aer7, 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 Patrick Juhl, 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 except those specified in the notice to sell filed in the Bankruptcy Court.

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 release of the secured claim against the Bankruptcy Estate and \$100,000.00.

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.

96 DEC 23 P2:03

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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 16 day of December, 1996.

Boyd C. Yaden
Boyd C. Yaden, Trustee

STATE OF OREGON)

) ss.

County of Klamath)

This instrument was acknowledged before me on this 16th day of December, 1996, by Boyd C. Yaden, Trustee for the Bankruptcy Estate of Oregon Motorsports, Inc., Case No. 695-61355aer7.



Kristi L. Redd
Notary Public for Oregon

39727

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 5, 6, 7, 14, 15, 16 and 17 in Block 3 of THIRD ADDITION TO ALTAMONT
ACRES, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title
of December A.D. 19 96 at 2:03 o'clock P. M. and duly recorded in Vol. 396
of Deeds on Page 39725

FEE \$40.00

Bernetha G. Letsch, County Clerk

by Kathleen Ross