

37713

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NOTARY PUBLIC
TRUSTEE'S DEED

97 MAY 15 AM 1983

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of CLAUDIA NESTLAKE, Bankruptcy Case No. 696-65583-aer7, now pending in the United States Bankruptcy Court for the District of Oregon, by and through its duly appointed and acting Trustee, ROYD C. YADEM, 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 DENNIS M. SALTENBERGER and ANNETTE J. SALTENBERGER, 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:

Lot 30, Block 13, Tract 1170, THIRD ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

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

Upon recording return to:
Dennis M. Saltenberger et al
4942 Villa Drive, Klamath Falls, OR 97603
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Forward future tax statements to:
Dennis M. Saltenberger & Annette J. Saltenberger
4942 Villa Dr., Klamath Falls, OR
97603

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 \$108,000.00.

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 12th day of May, 1997.

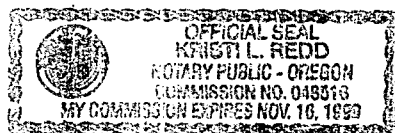
THE BANKRUPTCY ESTATE OF CLAUDIA WESTLAKE

by: B. J. J. J.
BOYD C. J. J., Trustee

14895

STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me on the 12th day of May, 1997 by BOYD C. YADEN, Trustee for the Bankruptcy Estate of CLAUDIA WESTLAKE, Case No. 69C-65583-aer7



Kristi L. Redd
Notary Public for OREGON
My Commission Expires: 11/16/99

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day of May A.D., 1997 at 11:33 o'clock A.M., and duly recorded in Vol. 1497 of Deeds on Page 14893

FEE \$40.00

Bernetha G. Letsch, County Clerk
by Kathleen Reed

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