

MTIC 41274-KR
TRUSTEE'S DEED

97 JUL -1 AM 143

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of
THENA, INC., Bankruptcy Case No. 695-61353-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 DONALD R. MILLS
 and ANN G. MILLS, as tenants by the entirety
/, 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 ORIGINAL TO AND FORWARD TAX STATEMENT TO:

DONALD R. MILLS & ANN G. MILLS, ~~5504-BASIN VIEW~~, KLAMATH FALLS, OR 97603
 1 - TRUSTEE'S DEED 3616 Rio Vista

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 \$35,000.00.

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 ____ day of June, 1999.

THE BANKRUPTCY ESTATE OF THENA, INC., Case #695-61353-aer

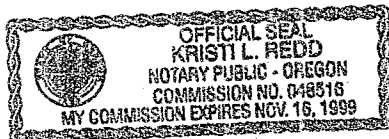
by:


BOYD C. EDEN, Bankruptcy Trustee

20434

STATE OF Oregon,
County of Clatsop ss.

This instrument was acknowledged before me on the 13th day
of June, 1997 by BOYD C. YADEN, Trustee for the
Bankruptcy Estate of Thene, Inc. Case No. 95-61353 aer 7



Kristi L. Redd
Notary Public for OREGON
My Commission Expires: 11/16/97

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 3 of Major Land Partition No. 6-89 situated in Lot 3, Plat of JUNCTION ACRES, situated in the NW1/4 of the NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Parcel 2 of Major Land Partition No. 6-89 from which the E1/16 corner on the North line of said Section 7 bears North 27 degrees 19' 08" East 716.15 feet; thence South 89 degrees 54' 00" West, along the North line of said Parcel 2, 610.96 feet to a point on the West line of said Lot 3; thence North 00 degrees 01' 00" West 200.00 feet to the Northwest corner of said Lot 3; thence North 89 degrees 54' 00" East along the North line of said Lot 3, 472.27 feet to the Northwest corner of Parcel 1 of said Major Land Partition; thence South 31 degrees 10' 00" East 96.99 feet; thence along the arc of a curve to the left (radius counts 700.00 feet and central angle equals 12 degrees 01' 00") 146.81 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day
of July A.D., 19 97 at 11:43 o'clock A. M., and duly recorded in Vol. M97,
of Deeds on Page 20432.

FEE \$45.00

By Bernetha G. Letsch, County Clerk
Kattum K122