

42782

Vol. 1997 Page 25361MTC 41590-KR
TRUSTEE'S DEED

97 AUG -4 P 3:20

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of THERESA LORRAINE DILLEY, Bankruptcy Case No. 694-61445-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 DALE R. WICK and LYNN N. WICK, ^{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 FORWARD TAXES TO AND RETURN ORIGINAL DEED TO:

DALE R. WICK & LYNN N. WICK

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 \$37,500.00.

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 26th day of June, 1997.

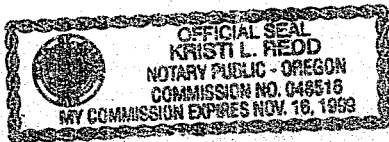
THE BANKRUPTCY ESTATE OF THERESA LORRAINE DILLEY
Bankruptcy Case#694-61445-aer7

by: [Signature]

25363

STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me on the 26th day
of June, 1997 by BOYD C. YADEN, Trustee for the
Bankruptcy Estate of THERESA LORRAINE DILLEY, Case No. 694-61445-aer7



Kristi L. Hedd
Notary Public for OREGON
My Commission Expires: 11/18/99

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the W1/2 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the West line of the SE1/4 of the NW1/4 of said Section 14, from which the Southwest corner of the NE1/4 of the NW1/4 bears North 00 degrees 10' 16" East 1,201.15 feet; thence from said point of beginning, South 00 degrees 10' 16" West along the West line of the SE1/4 of the NW1/4 of said Section 14, 123.60 feet to a 5/8 inch iron pin marking the Northwest corner of the N1/2 of the NE1/4 of the SW1/4 of said Section 14; thence South 00 degrees 10' 26" West along the West line of the N1/2 of the NE1/4 of the SW1/4 of said Section 14, 665.87 feet to a 5/8 inch iron pin marking the Southwest corner of the N1/2 of the NE1/4 of the SW1/4 of said Section 14; thence North 89 degrees 35' 57" East along the South line of the N1/2 of the NE1/4 of the SW1/4 of said Section 14, 1,104.78 feet to a 5/8 inch iron pin; thence North 789.45 feet; thence South 89 degrees 35' 57" West 1,102.39 feet to the point of beginning.

TOGETHER WITH a 1978 SHELTEREX Manufactured Home, Oregon License #X151927 and Serial #K1050 which is situated on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of August A.D., 19 97 at 3:20 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 25361.

FEE \$45.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross