

TRUSTEE'S BARGAIN AND SALE DEED OF REAL ESTATE

MFC 1396-8926

GRANTOR'S NAME AND ADDRESS: Bankruptcy Estate of Thomas A. and Marna B. Daugherty, by and through the Trustee Eric R.-T. Roost, 1280 Pearl St., Eugene, OR 97401

GRANTEE'S NAME AND ADDRESS: Linda Grover, 629 N. 3rd Street, Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS: Linda Grover, 629 N. 3rd Street, Klamath Falls, OR 97601

AFTER RECORDING RETURN TO: Linda Grover, 629 N. 3rd Street, Klamath Falls, OR 97601

The Bankruptcy Estate of Thomas A. and Marna B. Daugherty, Case No. 696-63169-aer7, by and through the Trustee, Eric R.-T. Roost, GRANTOR, conveys to Linda Grover, GRANTEE, all right, title, and interest in and to the following described real property situated in Klamath County, Oregon, to wit:

Lot 7 in Block 37 of First Addition to City of Klamath Falls

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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.

The true consideration for this conveyance is part of settlement of litigation.

This conveyance is subject to all existing encumbrances including zoning ordinances, easements, conditions and restrictions
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AMERITTLE, has recorded this
Instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

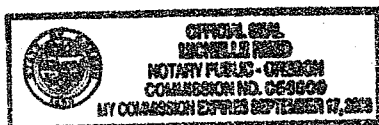
of record and is made without any warranties or representations whatsoever.

BANKRUPTCY ESTATE OF THOMAS A. AND
MARNA B. DAUGHERTY
CASE NO. 698-63169-aer7

By: *Eric R. Roost*
Eric R.-T. Roost, Trustee

STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me this 28th day of January, 1998, by Eric R.-T. Roost, Trustee for the Bankruptcy Estate of Thomas A. and Marna B. Daugherty.



Michelle Reed
Notary Public for Oregon
My Commission Expires: 9-17-00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 5th day
of March A.D., 19 98 at 2:18 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 7164

FEE \$35.00

By *Bernetha G. Letsch* Bernetha G. Letsch, County Clerk