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TRUSTEE'S DEED

ATC #02017331

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Grantor: Boyd C. Yaden, Trustee

Grantee: Brian D. EMMEN

After Recording Return to: BRIAN D. EMMEN
1170 Eagle Court
Klamath Falls, Oregon 97601

Send all tax notices to: Same as above.

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of Thena, Inc., Bankruptcy Case No. 695-61353aer7, 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 Brian D. EMMEN 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 13, Block 6, FIRST ADDITION TO LYNNEWOOD, TRACT NO. 1140, In the City of Klamath Falls, County of Klamath, State of Oregon.

SUBJECT TO AND EXCEPTING:

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

The Trustee's power and authority to dispose of such property of the Bankruptcy Estate originates in 11 USC § 363.

The consideration for this transfer is \$9,873.85.

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: "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

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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 17 day of March, 1998.

Boyd C. Yaden
Boyd C. Yaden, Trustee

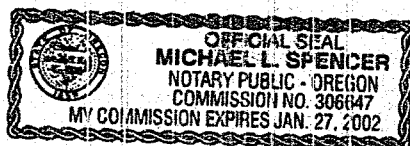
STATE OF OREGON)

) ss.

County of Klamath)

This instrument was acknowledged before me on this 17 day of March, 1998, by Boyd C. Yaden, Trustee for the Bankruptcy Estate of Thena, Inc., Bankruptcy Case No. 695-61353aer7.

Michael L. Spencer
Notary Public for Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day of March A.D., 19 98 at 1:54 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 8974.

FEE \$35.00

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