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Vol. M98 Page 14042

MTC 43512-KR
TRUSTEE'S DEED

98 APR 28 P2:44

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of
THENA, INC. et al, 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 JOSEPH E. BENSON, JR.
as tenants by the entirety
AND ERIN P. BENSON, /, 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 TO:

Joseph E. Benson, Jr. & Erin P. Benson
1 - TRUSTEE'S DEED /8333 Highway 140 East
/Klamath Falls, OR 97603

FORWARD FUTURE TAX STATEMENTS TO:

Joseph E. Benson, Jr. & Erin P. Benson
8333 Highway 140 East
Klamath Falls, OR 97603

45

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 \$385,000.00.

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 April, 1998.

THE BANKRUPTCY ESTATE

by:

Boyd C. Yaden

BOYD C. YADEN, Trustee

2 - TRUSTEE'S DEED

14044

STATE OF OREGON)
County of KLAMATH) ss.

This instrument was acknowledged before me on the 27th day
of April, 1998 by BOYD C. YADEN, Trustee for the
Bankruptcy Estate of Thema, Inc., Case No. 695-61353-aer7



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

3 - TRUSTEE'S DEED

EXHIBIT "A"
LEGAL DESCRIPTION

14045

PARCEL 1:

Parcel 3 of Major Land Partition No. 36-89, situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

A tract of land situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, being North 71 degrees 16' 48" West 484.74 feet from the Southeasterly corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89, North 10 degrees 00' 00" East 347.80 feet, South 82 degrees 39' 00" East 112.57 feet and North 07 degrees 21' 00" East, 301.05 feet to the North line of said Lot 4; thence South 89 degrees 54' 00" West 378.42 feet to the Northwest corner of said Lot 4; thence South 00 degrees 01' 00" East 569.20 feet to the Southwesterly corner of said Lot 4; thence South 71 degrees 16' 48" East 177.06 feet, more or less, to the point of beginning.

PARCEL 2:

Parcel 2 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 a point on the Westerly right of way line of Vale Road, from which the E1/16 corner on the North line of said Section 7 bears North 02 degrees 11' 51" East 853.25 feet; thence North 57 degrees 00' 00" West 198.86 feet; thence along the arc of a curve to the right (radius equals 700.00 feet and central angle equals 13 degrees 49' 00") 168.80 feet; thence South 89 degrees 54' 00" West 610.96 feet to a point on the West line of said Lot 3; thence South 00 degrees 01' 00" East 263.00 feet to the Southwest corner of said Lot 3; thence North 89 degrees 54' 00" East along the South line of said Lot 3, 906.69 feet to the Westerly right of way line of said Vale Road; thence North 00 degrees 10' 47" East 46.13 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 28th day
of April A.D., 19 98 at 2:44 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 14042.

FEE \$45.00

By Bernetha Go Letsch, County Clerk