

MTC 44346-KR
TRUSTEE'S DEED

98 JUN 10 P3:42

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of CLIFFORD CLIFTON & WANDA CLIFTON, Bankruptcy Case No. 694-64391-aer7, now pending in the United States Bankruptcy Court for the District of Oregon, by and through its duly appointed and acting Trustee, ROYD 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 LAWRENCE L. MARSH & KARLA MARSH,
husband and wife
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 EXHIBIT "A" FOR LEGAL DESCRIPTION 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 ORIGINAL DEED TO:
Lawrence L. Marsh & Karla Marsh

FORWARD FUTURE TAX STATEMENTS TO:
Lawrence L. Marsh & Karla Marsh

1 - TRUSTEE'S DEED

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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 \$100,000.00.

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, 1998.

BANKRUPTCY ESTATE OF CLIFFORD CLIFTON &
WANDA CLIFTON, CASE #694-64391-aer7

by: Boyd C. Eden
BOYD C. EDEN, Bankruptcy Trustee

19822

STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me on the 10th day
of June, 1998 by BOYD C. YADEN, Trustee for the
Bankruptcy Estate of CLIFFORD CLIFTON & WANDA CLIFTON Case No. 694-64394-aer7



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

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in Lot 9 of Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at a coast geodetic survey pin in the Northeast corner of Lot 9, Section 7, said township and range; thence South 382.14 feet to a steel pin; thence West 361 feet to a point; thence North 382.14 feet to a point; thence East 361 feet, more or less, to the point of beginning.

PARCEL 2:

A parcel of land situated in Lot 9 of Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at a coast geodetic survey pin in the Northeast corner of Lot 9, Section 7, said township and range; thence West 361 feet to the true point of beginning; thence continuing West 208.5 feet; thence South 173.4 feet; thence East 208.5 feet; thence North 173.4 feet to the point of beginning.

Together with an undivided 1/80th interest in and to the following: That portion of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, described as follows: Beginning at a point on the West right-of-way line of the old Dalles-California Highway (State Highway No. 427) 10 feet Southerly along said West right-of-way line from the intersection of the South line of Lot 3, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, and said West right-of-way line; said point of beginning being the Southeasterly corner of a parcel of land described in a deed recorded in Volume 343, Deed Records of Klamath County, Oregon, at page 229; thence Southerly along the said West right-of-way line a distance of 90 feet to a point; thence Westerly and parallel with the Southerly line of said Lot 3 to the Easterly shoreline of Agency Lake; thence Northerly along the said Easterly shoreline to the Southwest corner of said parcel of land described in Volume 343, Deed Records of Klamath County, Oregon, at page 229; thence Easterly, along the Southerly boundary of said parcel so described to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 10th day
of June A.D., 19 98 at 3:42 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 19820

FEE \$45.00

By Kathleen Rose Elmertha G. Letsch, County Clerk