

NTC 45937-KR

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of
MARY ELIZABETH PORTER AKA BETSY ^{PORTER} /, Bankruptcy Case No. 97-60962aer13, 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 CHER L. DOLAN, 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 RECEIVING RETURN ORIGINAL TO & FORWARD TAX STATEMENTS TO:

CHER L. DOLAN

2220 SE 9TH AVE SE, ALBANY, OR 97321

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 \$170,000.00.

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 31
day of December, 1998.

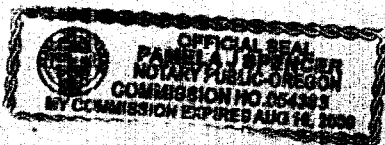
THE BANKRUPTCY ESTATE OF MARY ELIZABETH PORTER

by: Boyd C. Yaden

BOYD C. YADEN, Trustee

STATE OF Oregon)
 County of Klamath) ss.

This instrument was acknowledged before me on the 31st day of December, 1998 by Boyd C. Yaden, Trustee for the Bankruptcy Estate of Mary Elizabeth Portrata, Case No. 97-60962 aet 13
Betsy Porter



Pamela J. Spencer
 Notary Public for Oregon
 My Commission Expires: 8/16/2000

EXHIBIT 'A' **LEGAL DESCRIPTION**

PARCEL 1:

A tract of land situate in the N1/2 N1/2 NE1/4 of Section 36, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 36 which is West a distance of 210.0 feet from the Northeast corner thereof, said point being the Northwest corner of parcel conveyed to Alvie E. Bishop, et ux, by Deed recorded in Volume 350, page 346, Deed Records of Klamath County, Oregon; thence continuing West along the North line of Section 36 a distance of 1587.5 feet, more or less, to the Northeast corner of tract conveyed to Douglas E. Stumbaugh, et ux, by Deed recorded in Volume M80, page 23349, Microfilm Records of Klamath County, Oregon; thence South, along the East line of last mentioned tract, a distance of 662.17 feet to the South line of the N1/2 N1/2 NE1/2 of said Section 36; thence East along said South line to its intersection with the Westerly line of Tract conveyed to Darlene Tierce and Deanna K. Bidwell by Deed recorded in Volume M83, page 16580, Microfilm Records of Klamath County, Oregon; thence North 39 degrees 37' East along the Westerly line of last mentioned tract a distance of 858.25 feet, more or less, to the point of beginning.

TOGETHER WITH: An easement for roadway purposes and utilities over and across the Northerly 16.00 feet of the NW1/4 and NW1/4 NE1/4 (NW1/4 and NE1/4 NW1/4 by record) of Section 36, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, and also together with an easement for roadway purposes and utilities over and across the Westerly 16.00 feet of that certain tract of land conveyed to Jan Underwood and recorded in Volume M74, page 10464, Deed Records of Klamath County, Oregon.

PARCEL 2:

The S1/2 NW1/4 NE1/4, and all that portion of the S1/2 NE1/4 NE1/4 lying West of the Klamath Northern Railroad right of way, in Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM the North 16 feet of the East 470 feet of that portion of the S1/2 NE1/4 NE1/4 lying West of the Klamath Northern Railroad right of way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day
of January A.D., 19 99 at 11:24 o'clock A.M., and duly recorded in Vol. M99
of Deeds on Page 492.

FEE \$45.00

Linda Smith, County Clerk
By Kathleen Ross