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MTC 46944-KR
TRUSTEE'S DEED

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KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of
A.A.A. PROPERTIES, INC., an inactive, Bankruptcy Case No. 698-62890-aer7,
/Oregon corporation
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 DONALD W. VINCENT &
PHYLLIS M. VINCENT ^{as tenants by the entirety}, 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:

Lots 41 and the East 5 feet of vacated walkway adjacent thereto,
BALSIGER TRACTS, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO AND EXCEPTING:

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

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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 \$56,000.00.

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 CRS 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 22nd day of April, 1999. THE BANKRUPTCY ESTATES OF A.A.A. PROPERTIES, INC., an Oregon inactive corporation
by: Boyd C. Yaden
BOYD C. YADEN, Trustee

STATE OF OREGON)
 County of Klamath) ss.

This instrument was acknowledged before me on the 22nd day
 of April, 1999 by BOYD C. YADEN, Trustee for the
 Bankruptcy Estate of A.A.A. PROPERTIES, INC., an inactive corporation, Case No. 698-62890-aer7

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



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STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 23rd day
 of April A.D., 1999 at 3:44 o'clock P. M., and duly recorded in Vol. M99
 of Deeds on Page 15150

FEE

\$40.00

by Linda Smith, County Clerk