'95 JUN 23 P3:44   MTC 46944-KR
                         TRUSTEE'S DEED

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 &
                        as tenants by the entirety
__PHYLLIS M. VINCENT__/, 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, appurtances 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.

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 $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 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 22nd

day of ___April___, 1999__.   THE BANKRUPTCY ESTATES OF A.A.A. PROPERTIES, INC.,
                                    an Oregon inactive corporation
                          by: _____
                                    BOYD C. YADEN, Trustee

2 - TRUSTEE'S DEED

15158

16617

STATE OF __OREGON__)
) ss.
County of __Klamath__)

     This instrument was acknowledged before me on the 22nd day
of _____Apirl_____, 1999 by __BOYD C. YADEN__, Trustee for the
Bankruptcy Estate of __A.A.A. PROPERTIES, INC., an__ , Case No. 698-62890-aer7
                                              inactive corporation

Kristi L. Redd
Notary Public for Oregon
My Commission Expires: __11/16/99__

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__.
                                   Linda Smith, County Clerk
          INDEXED   by __Linda Smith__
          D ✓ I ✓

3 -- TRUSTEE'S DEED

State of Oregon, County of Klamath
Recorded May 3, 1999, at __11:59 AM__
at the referenced page, Vol. M99.
Linda Smith, County Clerk
Fee $ ____ Re-record

Linda Smith