

1999 JUL 17 11:27

MTC 48776

Vol M99 Page 33177

RETURN TO:
Brandsness, Brandsness &
Rodd, P.C.
411 Pine Street
Klamath Falls, OR 97601

TAX STATEMENT TO:
South Valley Bank & Trust
P. O. Box 5210
Klamath Falls, OR 97601

CLERK'S STAMP:

-WARRANTY DEED-Redemption Rights

Jan S. Ostrovsky, United States Trustee, bankruptcy trustee of the Estate of Edmond W. Andersch and Barbara A. Andersch, debtors, Grantor, conveys and warrants to South Valley Bank & Trust, Grantee, redemption rights in the following described real property situate in Klamath County, Oregon, free of encumbrances or exceptions against the redemption rights:

Parcel 1: Lots 81 thru 91, inclusive together with the 10 foot vacated walkway, lying between Lots 86 and 87, also together with the 40 foot wide private service road easement lying adjacent to above lots as designed on the plat, all in BALSIGER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: Lots 92 thru 98 inclusive, together with the 40 foot wide private service road easement lying adjacent to above lots as designed on the plat, all in BALSIGER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The redemption rights arise from the sale of the above-described real property by the sheriff of Klamath County, Oregon. The sheriff was ordered to sell the real property by judgment in Klamath County Circuit Court case #9704327CV, entitled AT&T Commercial Finance Corporation, a Delaware corporation, vs. Andersch Home Furnishings, Inc., an Oregon corporation, et al.

Grantor warrants grantor conveys the redemption rights, if any, of Edmond W. Andersch and Barbara A. Andersch, or their assignees.

The true and actual consideration for this transfer is \$2,000.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 11th day of August, 1999.

Jan S. Ostrovsky, U. S. Trustee

STATE OF Washington
County of King

SS.

August 12, 1999.

Personally appeared the above-named Jan S. Ostrovsky, U. S. Trustee and acknowledged the foregoing instrument to be her voluntary act. Before me:

Debra L. Raffo Debra L. Raffo
Notary Public for State of Washington
My Commission expires: 3-29-00



State of Oregon, County of Klamath
Recorded 8/17/99, at 11:27 a.m.
In Vol. M99 Page 33177
Linda Smith,
County Clerk Fees 30 - RE