

2001 JAN 16 AM 11:19

mtc 52078
TRUSTEE'S DEED

Vol M01 Page 1681

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of BRADLEY DUANE HANSEN, Case No. ^{99c5439} now pending in the United States Bankruptcy Court for the District of Oregon, by and through its duly appointed and acting Trustee, MICHAEL A. GRASSMUECK, INC., herein called "GRANTOR", acting in its 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 GARY ENNIS AND LINDA ENNIS, HUSBAND AND WIFE, herein called "GRANTEES", and unto Grantees successors and assigns, all of the interest, if any, vested in the Debtor(s) 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, appurtenance thereunto belonging, or in any way appertaining, situated in the County of KLMAATH, State of Oregon, described as follows, to-wit:

LOT 17 IN BLOCK 9 OF SUN FOREST ESTATES, 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.

The Trustee's power and authority to dispose of such property of the Bankruptcy Estate originates in 11 U. S. C. Section 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 \$9,500.00

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 Grantees, in its existing conditions, "AS IS", without any warranties express or implied. Grantees' recording of this Deed indicates Grantees' 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.

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.

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 OR A RESIDENCE. 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 11th day of January, 2001.

MICHAEL A. GRASSMUECK, INC., TRUSTEE

BY: [Signature]
Michael A. Grassmueck, President

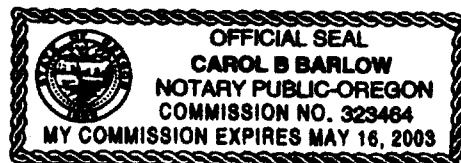
STATE OF OREGON)
) ss.
COUNTY OF mult

This instrument was acknowledged before me on the 11th day of January, 2001, by Michael A. Grassmueck, as President of Michael A. Grassmueck, Inc., Trustee on behalf of the Bankruptcy Estate of BRADLEY HANSEN

[Signature]
Notary Public for Oregon
My Commission Expires 5-16-03

TAX ACCOUNT NO. 75-6572924

AFTER RECORDING TAX STATEMENTS/RETURN TO



State of Oregon, County of Klamath
Recorded 01/16/01, at 11:19 a. m.
In Vol. M01 Page 1681
Linda Smith,
County Clerk Fee \$ 26⁰⁰