

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of Lee A. Van Winkle and Elizabeth A. Van Winkle, Bankruptcy Case No. 699-67196-aer7, now pending in the United States Bankruptcy Court for the District of Oregon, by and through its duly appointed and acting Trustee, **Candace Amborn**, herein called "GRANTOR", acting in her 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 AMERICAN SANITATION, INC., an Oregon corporation, herein called "GRANTEE", and unto Grantee's 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, appurtenances thereunto belonging, or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN**

**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 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 \$ 19,000.00.

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.

**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**

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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.

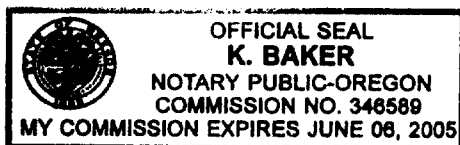
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, 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 23<sup>rd</sup> day of October, 2001.

Candace Amborn  
Candace Amborn, Trustee for the Bankruptcy Estate  
of Lee A. Van Winkle & Elizabeth A. Van Winkle

STATE OF OREGON           )  
  )  
County of Klamath       )       ss.

This instrument was acknowledged before me on this 23<sup>rd</sup> day of October, 2001 by Candace Amborn, as Trustee, acting on behalf of the Bankruptcy Estate of Lee A. Van Winkle & Elizabeth A. Van Winkle #699-67196-aer7



K Baker  
Notary Public for Oregon

TAX ACCOUNT NO. 3909-024A0-00200

AFTER RECORDING RETURN TO:  
CANDACE AMBORN, BANKRUPTCY TRUSTEE  
P.O. BOX 850  
MEDFORD, OR 97501

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 NE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is West 529.0 feet and South 0 degrees 19' West 30.0 feet from the iron axle marking the Northeast corner; said beginning point being on the South boundary of Airway Drive; thence South 0 degrees 19' West 308.9 feet to a point on the Northerly boundary of the U.S.R.S. Dixon Drain; thence following said Northerly boundary North 75 degrees 18' West 149.8 feet to an iron pin; thence North 0 degrees 19' East 270.9 feet to an iron pin on the South boundary of Airway Drive; thence East along said South boundary 145.1 feet to the point of beginning

EXCEPTING THEREFROM that portion of the above described property included in a strip of land 50.00 feet in width, lying on the Southerly side of the centerline of the Southside Expressway, which centerline is described as follows:

Beginning at Engineer's center line Station 380+00, said station being 613.8 feet North and 1815.6 feet West of the Southeast corner of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 54 degrees 05' 31" East 631.77 feet; thence on a 1311.97b foot radius curve left (the long chord of which bears South 72 degrees 22' 36.5" East) 837.38 feet; thence North 89 degrees 20' 18" East 519.28 feet to Engineer's center line station 399+88.43.

State of Oregon, County of Klamath  
Recorded 10/25/01 at 11:15 a. m.  
In Vol. M01 Page 54285  
Linda Smith,  
County Clerk Fee\$ 31.00