

TAX ACCOUNT NO. \_\_\_\_\_

AFTER RECORDING RETURN TO:

Rogue River Mty. LLC  
P.O. Box 706Grants Pass, Or. 97528

SEND TAX STATEMENTS TO:

Rogue River Mty. LLC  
P.O. Box 706Grants Pass, Or. 97528

State of Oregon, County of Klamath

Recorded 03/08/2002 3:29 p. m.Vol M02, Pg 14146-47

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

AMT 54066 KR

## TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of John Keppinger and Ronda Keppinger, Bankruptcy Case No. 600-67420-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 Rogue River Mortgage, LLC, 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:

**Parcel 1 of Land Partition 22-94 being a portion of Parcel 1 of "Minor Land Partition No. 79-134" situated in Government Lots 2 and 3 of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, 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 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 \$ 8,780.

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.

14147

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 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 7<sup>th</sup> day of March, 2002.

Estate of Keppinger

Candace Amborn  
Candace Amborn, Trustee for the Bankruptcy Estate  
of Keppinger

STATE OF OREGON )

County of Jackson )

ss.

This instrument was acknowledged before me on this 7<sup>th</sup> day of March, 2002 by Candace Amborn, as Trustee, acting on behalf of the Bankruptcy Estate of Keppinger.

Kay E. Perry  
Notary Public for Oregon

