

'02 SEP 18 PM2:50

State of Oregon, County of Klamath
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Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

K58962
TRUSTEE'S BARGAIN AND SALE DEED
OF REAL ESTATE

GRANTOR'S NAME AND ADDRESS: Bankruptcy Estate of Frank S. Loew, by and through the Trustee Eric R.-T. Roost, P.O. Box 12060, Eugene, OR 97440.

GRANTEES' NAME AND ADDRESS: Michael A. Wilkins, Darrell L. Wilkins, Graham R. Wilkins, and Walter W. Wilkins, P.O. Box 868, Eagle Point, OR 97524.

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS: Michael A. Wilkins, Darrell L. Wilkins, Graham R. Wilkins, and Walter W. Wilkins, P.O. Box P.O. Box 868, Eagle Point, OR 97524.

AFTER RECORDING RETURN TO: Michael A. Wilkins, Darrell L. Wilkins, Graham R. Wilkins, and Walter W. Wilkins, P.O. Box P.O. Box 868, Eagle Point, OR 97524.

The Bankruptcy Estate of Frank S. Loew, Case No. 601-69721-aer7, by and through the Trustee, Eric R.-T. Roost, GRANTOR, conveys to Michael A. Wilkins, Darrell L. Wilkins, Graham R. Wilkins, and Walter W. Wilkins, GRANTEES, all right, title, and interest in and to the following described real property situated in Klamath County, Oregon, to wit:

See **Exhibit A** attached hereto

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 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.

The true consideration for this conveyance is \$5,500.00.

This conveyance is subject to all existing encumbrances

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including zoning ordinances, easements, conditions and restrictions of record and is made without any warranties or representations whatsoever.

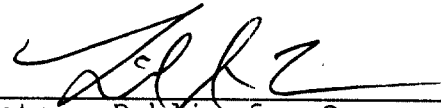
BANKRUPTCY ESTATE OF FRANK S. LOEW
CASE NO. 601-69721-aer7

By: 

Eric R.-T. Roost, Trustee

STATE OF OREGON)
) ss.
County of Lane)

17th The foregoing instrument was acknowledged before me this day of September, 2002, by Eric R.-T. Roost, Trustee for the Bankruptcy Estate of Frank S. Loew.


Notary Public for Oregon
My Commission Expires: 9/6/05

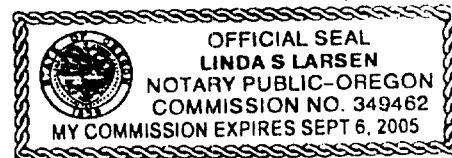


EXHIBIT A

53274

Parcel One:

The Westerly 100 feet of Lot 38 FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel Two:

The Westerly 100 feet of Lot 39 FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk, of Klamath County, Oregon.