

WTC - 608891R

Vol M04 Page 00853**RECORDING COVER SHEET****ALL TRANSACTIONS, PER ORS 205.234**

**THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.**

AFTER RECORDING RETURN TO

**name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.**

Alvin L. Van Hulzen & Jean Van Hulzen
4160 Fish Hatchery Rd.
Grants Pass, OR 97527

State of Oregon, County of Klamath
Recorded 01/08/2004 10:54 a m
Vol M04 Pg 853-56
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

1. **NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).**
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

TRUSTEE'S DEED

2. **DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.**

Michael A. Grassmuck, Trustee of The Collins Liquidating Trust

3. **INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.**

Alvin L. Van Hulzen & Jean Van Hulzen

4. **TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.**

\$775,000.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.**

Alvin L. Van Hulzen & Jean Van Hulzen
4160 Fish Hatchery Rd., Grants Pass, OR 97527

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or
WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).**

N/A

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.**

N/A

36.00
w

00854

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that Michael A. Grassmueck, Trustee of the Collins Liquidating Trust, herein called "Grantor", acting in his capacity as Trustee and not individually, by virtue of the power and authority under the Order Confirming Plan entered in the United State Bankruptcy Court case of In re Clyde A. Collins, Case No. 602-65810-aer11 for the consideration hereinafter stated, does hereby grant, bargain, sell, convey and release to Alvin L. Van Hulzen and Jean A. Van Hulzen husband and wife herein called "Grantees", and unto Grantees' successors and assigns, all of the interest, if any, vested in the Debtor in the subject property described herein, at the time of the filing of the above referenced bankruptcy case, and which passed to the Grantor by operation of the above referenced Order Confirming Plan, together with all after acquired title of the Collins Liquidating Trust, if any, all tenements, hereditaments, appurtenances thereunto belonging, or in any way appertaining, situated in the County of Klamath, 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 Collins Liquidating Trust is pursuant to the above referenced Order Confirming Plan and the Order Approving Sale entered October 24, 2003 in the above referenced bankruptcy case.

The Consideration for this transfer is \$775,000.

Grantor makes this conveyance without any warranties express or implied. This conveyance and release is intended to transfer all of the Collins Liquidating Trust's interest, if any, in the subject property described herein, to the Grantees, in its existing condition, "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 Collins Liquidating Trust and conveys whatever right, title and interest the Collins Liquidating Trust 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.

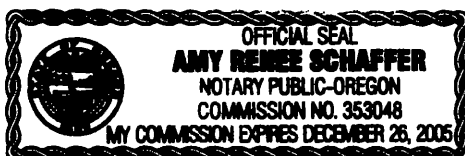
IN WITNESS WHEREOF, Grantor has executed this Deed this 30th day of December, 2003.

MICHAEL A. GRASSMUECK, TRUSTEE OF
THE COLLINS LIQUIDATING TRUST

By: *Michael A. Grassmueck*
Michael A. Grassmueck

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on the 30th day of December, 2003 by Michael A. Grassmueck, as Trustee of the Collins Liquidating Trust.



Amy Renee Schaffer
Notary Public for Oregon
My Commission Expires *December 26, 2005*

TAX ACCOUNT NO. Key #456438, #727921, #603332, #728207, #1429, #604224, #604251,
#604242, #1401, #604260, #604288, #604297

AFTER RECORDING RETURN TO:

Alvin L. Van Hulzen & Jean A. Van Hulzen
4160 Fish Hatchery Rd.
Grants Pass, OR 97527

EXHIBIT "A"
LEGAL DESCRIPTION

00856

PARCEL 1:

S1/2 N1/2 and S1/2 of Section 1, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

SW1/4 of Section 36, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

NW1/4 of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING that portion of the SW1/4 NW1/4 described in Book 153 at page 261, Deed Records of Klamath County, Oregon, and more particularly described as follows:

Beginning at the Southwest corner of the NW1/4 of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, thence East 6 rods; thence North 80 rods; thence West 6 rods; thence South to the point of beginning.

PARCEL 4:

The E1/2 of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of McCartie Lane, a Klamath County Road.

PARCEL 5:

The SE1/4 NE1/4 and NE1/4 SE1/4 of Section 2, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6:

That portion of the SW1/4 of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying North of McCartie Lane, a Klamath County Road.

PARCEL 7:

Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Section 12: That portion of SW1/4 lying South and West of County Road. That portion of SE1/4 lying South of the County Road. Westerly 820 feet of Tract 13, All of Tract 14, Tract 15, of RIVERSIDE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.