

WTC-63602 KR

RECORDING COVER SHEET

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.

Vol M04 Page 02083

State of Oregon, County of Klamath
Recorded 01/13/2004 3:09 p m
Vol M04 Pg 2083-86
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

After Recording Return To:

Rodney R. Cornelsen
1813 #E Edgebeook Drive
Modesto CA 95354

1. Name(s) of the Transaction(s):

Trustee's Deed

2. Direct Party (Grantor):

Michael A. Grassmueck
Trustee of The Collins Liquidating Trust

3. Indirect Party (Grantee):

Rodney R. Cornelsen 2002 Revocable Trust

4. True and Actual Consideration Paid:

\$1,800,000

5. Legal Description:

See Exhibit A

36.00
pm

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 Rodney R. Cornelsen, Trustee of the Rodney R. Cornelsen 2002 Revocable Trust, herein called "Grantee", and unto Grantee's 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 EXHIBITS "A" AND "B" 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 Grantor'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 December 30, 2003 in the above referenced bankruptcy case.

The Consideration for this transfer is \$1,800,000.

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 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 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 12th day of January, 2004.

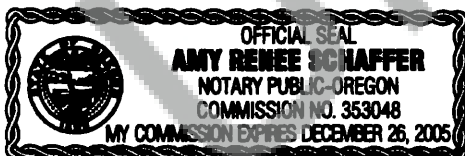
MICHAEL A. GRASSMUECK, TRUSTEE OF
THE COLLINS LIQUIDATING TRUST

By: *Michael A. Grassmueck*

Michael A. Grassmueck

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on the 12th day of January, 2004 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. #289547 #289574 #289789 #289734 #289798 #292301
#289618 #289707 #293621 #879899
AFTER RECORDING RETURN TO:

Rodney R. Cornelsen
1813 #E Edgebrook Drive
Modesto CA 95354

EXHIBIT "A"
LEGAL DESCRIPTION

02086

All the following described real property situated in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 27: SE1/4 NE1/4

Section 21: S1/2 N1/2 NE1/4; S1/2 NE1/4; SE1/4; SE1/4 NW1/4; SE1/4 SW1/4; NE1/4 SW1/4; lying East of the center of the main channel of the Sycan River.

Section 22: All

Section 23: W1/2 W1/2 and all that portion of the NW1/4 NE1/4 and E1/2 NW1/4 lying Westerly of the Westerly right of way line of Indian Service Road S-65.

Section 26: W1/2 NW1/4; W1/2 W1/2 SW1/4

Section 27: W1/2; N1/2 NE1/4; N1/2 SE1/4; SW1/4 SE1/4; E1/2 SE1/4 SE1/4

Section 28: N1/2 NE1/4

Section 35: N1/2 NW1/4 NW1/4; N1/2 S1/2 NW1/4 NW1/4; SAVING AND EXCEPTING a tract of land situated in the NW1/4 NW1/4 of Section 35 Township 35 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly line of the Godowa Springs Road, said point being North 11 degrees 02' 24" East a distance of 4422.31 feet from the iron bolt marking the Southwest corner of said Section 35; thence North 58 degrees 08' East along the Northerly line of said road a distance of 225.00 feet to a 5/8 inch iron pin; thence North a distance of 104.00 feet to a 5/8 inch iron pin in a fence line; thence South 82 degrees 18' West along said fence line a distance of 192.83 feet to a 5/8 inch iron; thence South a distance of 196.95 feet, more or less, to the point of beginning. The bearings of the above described tract of land are based on the survey maps by Smith & Westvold, Engineering & Surveying, as recorded in the office of the Klamath County Surveyor on February 27, 1961, and September 19, 1962