

04 APR 17 10:57

Vol M04 Page 15286

TAX ACCOUNT NO. _____

AFTER RECORDING RETURN TO:

SEND TAX STATEMENTS TO:

State of Oregon, County of Klamath
Recorded 03/17/2004 10:57 AM
Vol M04 Pg 15286-88
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

A-58498AF

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of Jack Lester Rookstool, Bankruptcy Case No. 02-64748-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 Kevin L. Geaney and Julie A. Geaney, 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 Douglas County, State of Oregon, described as follows, to-wit:

2.63 acres located on Jacks Way, Klamath Falls, Oregon. The map number is R-3910-018BO-01002-000.

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 \$ 28,000.

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 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.

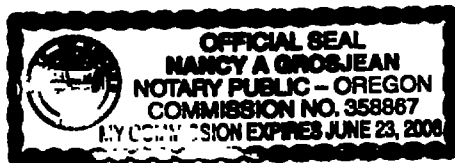
2004 IN WITNESS WHEREOF, Grantor has executed this Deed this 18th day of February.

Candace Amborn
Candace Amborn, Trustee for the Bankruptcy Estate
of Jack Lester Rookstool

STATE OF OREGON)
)
County of Jackson)

ss.

This instrument was acknowledged before me on this 18 day of February, 2004 by Candace Amborn, as Trustee, acting on behalf of the Bankruptcy Estate of Jack Lester Rookstool.



Nancy A. Grosjean
Notary Public for Oregon

Exhibit A

A tract of land situated in the S 1/2 NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00° 01' 10" West, along the section line, 2162.47 feet; thence along the centerline of a road easement as described in Deed Volume M-78 at Page 2313, Klamath County Deed Records, South 89° 51' 42" East 599.83 feet, North 09° 02' 42" West 438.32 feet and South 88° 59' 04" East 132.38 feet; thence South 78° 33' 22" East 185.01 feet to a point on the Northerly line of that road easement reserved by Grantors as described in Deed Volume M-79 at Page 7271, Klamath County Deed Records (the Northwest corner of Section 18 bears North 27° 23' 11" West 1983.68 feet); thence North 34° 13' 49" East 135.80 feet; thence along the arc of a curve to the right (radius equals 70.00 feet and central angle equals 36° 48' 59") 44.98 feet to the Northwest corner of that tract of land described in Deed Volume M-88, Page 1501, Klamath County Deed Records and being the true point of beginning of this description; thence North 71° 02' 48" East 188.77 feet; thence North 18° 57' 12" West 30.00 feet; thence South 88° 56' 17" East 356.31 feet to a point on the boundary of Parcel B of Minor Land Partition No. 80-86; thence along the boundary of said Land Partition, along the arc of a curve to the left (radius point bears North 86° 29' 00" West 400.00 feet and central angle equals 07° 48' 26") 54.50 feet, North 03° 17' 26" West 155.80 feet and North 89° 59' 04" West 516.88 feet; thence South 293.22 feet to the true point of beginning.