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State of Oregon, County of Klamath  
Recorded 07/15/2004 10:58 A m  
Vol M04 Pg 46224-28  
Linda Smith, County Clerk  
Fee \$ 41.00 # of Pgs 5

Ilo Ferroggiaro  
5934 Hwy 273  
Anderson, CA 96007

## TRUSTEE'S QUIT CLAIM DEED

1.

1. **FORSCH, Daniel E., (U.S. Bankruptcy Trustee)**

1. FERROGGIARO, ILO AND MELISSA , as tenants by the entirety

N 1/2 S 1/2 NW 1/4 NW 1/4 Section 24, Township 35 South, Range 9 E of the Willamette Meridian, Klamath County, Oregon. EXCEPTING that portion deeded for road purposes Recorded September 10, 1971 in Volume M71, page 9688, Microfilm records of Klamath County, Oregon.

3509-02480-00500-000

4/00

*GRANT, CONVEY, AND QUITCLAIM* unto Ilo and Melissa Ferroggiaro all of the Grantor's interest in the following described real estate, ~~situated in the County of King, State of Washington~~ and legally described as follows:

N 1/2 S 1/2 NW 1/4 NW 1/4 Section 24, Township 35 South, Range 9 E of the Willamette Meridian, Klamath County, Oregon. EXCEPTING that portion deeded for road purposes Recorded September 10, 1971 in Volume M71, page 9688, Microfilm records of Klamath County, Oregon.

**SITUATE IN THE COUNTY OF Klamath, STATE OF OREGON.**

**SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY AND ZONING ORDINANCES, IF ANY, ENFORCEABLE IN LAW OR EQUITY.**

Pursuant to an Order of the United States Bankruptcy Court for the Western District of Washington, at Seattle, entered in Bankruptcy Case Number 02-25210 on the 18<sup>th</sup> day of June, 2004, a copy of which Order is attached hereto as Exhibit "A," this conveyance is made free and clear of all liens and encumbrances of record, the validity and priority of all such liens and encumbrances shall be determined by said Bankruptcy Court at a later date, within the context of said Bankruptcy Case No.

The sale is "AS IS" and "WHERE IS" and the Grantor makes no warranties, express or implied.

IN WITNESS WHEREOF, the undersigned hereto sets his hand this 21 day of June, 2004.

  
\_\_\_\_\_  
DANIEL E. FORSCH, Trustee for the  
Bankruptcy Estate of Lane C. Etheridge

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

On this 21 day of June, 2004, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared DANIEL E. FORSCH, to me known to be the individual described in and who executed the within Trustee's Quit Claim Deed, and acknowledged that he signed the same as his free and

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voluntary act and deed, in accordance with his statutory duty as Bankruptcy Trustee.



  
NOTARY PUBLIC

Jennifer M. Forsch  
(print Notary name)

My Commission expires: 5/24/08

46227

Michael P. Harris, Attorney at Law  
Seattle Tower, Suite 1809  
1218 Third Avenue  
Seattle, WA 98101  
(206) 622-7434

FILED  
Western District of Washington  
at Seattle

JUN 18 2004

THE HONORABLE SAMUEL J. STEINER  
Chapter 7

Hearing Date: June 18, 2004

Hearing Time: 9:30 a.m.

Hearing Place: Room 407, 1200 Sixth Ave., Seattle

Responses Due: June 14, 2004

**U.S. Bankruptcy Court****UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF WASHINGTON**

In Re:

Lane C. Etheridge,

Debtor.

No. 02-25210

ORDER APPROVING SALE OF RESIDENCE  
FREE AND CLEAR OF LIENS, TO APPROVE  
COMMISSION AND CERTAIN  
DISTRIBUTIONS, ETC.

THIS MATTER came on for hearing on the motion of the Trustee, Daniel Forsch, to approve the sale and distributions described below. The Trustee, Daniel Forsch, was represented by his attorney Michael Harris. This Court, being duly advised as to the premises, it is hereby

ORDERED that the Trustee's proposed sale of the real property and residence located at 33430 Elde Street, Chiloquin, Oregon, (the "Chiloquin Property") to Ilo and Melissa Ferroggiaro for the cash amount of \$74,000 is approved. The purchase and sale agreement attached to the Trustee's motion is also approved. This sale shall be free and clear of all liens and encumbrances. Said liens and encumbrances, to the extent any exist, shall attach to the proceeds of sale in the same order and to the same extent that they attached to the property.

IT IS FURTHER ORDERED that the Trustee is authorized to pay, from the proceeds of sale, Winema Real Estate its commission of 6%, or \$4,440.00. The Trustee is further authorized to pay all normal and customary costs of sale, including escrow fees, title insurance premiums, excise tax, and any real estate tax owing on the property. Finally, the Trustee is authorized to pay Citifinancial, who claims a lien on the

ORDER APPROVING SALE OF RESIDENCE FREE AND CLEAR  
OF LIENS, TO APPROVE COMMISSION AND CERTAIN  
DISTRIBUTIONS, ETC.- 1

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property, the amount of its claim, which is estimated to be \$15,000. In the event the Trustee and the creditor cannot agree on the correct payout amount, however, the Trustee may close the sale and seek approval of the payout on the Citifinancial claim at a later date.

IT IS FURTHER ORDERED that from the proceeds of sale, the shall pay Lane Etheridge \$9,620 in full satisfaction of his exemption claim in this property.

Dated this 18 day of June, 2004.

  
THE HONORABLE SAMUEL J. STEINER

Presented by:

  
/s/Michael P. Harris

By: Michael P. Harris  
WSBA# 13506

ORDER APPROVING SALE OF RESIDENCE FREE AND CLEAR  
OF LIENS, TO APPROVE COMMISSION AND CERTAIN  
DISTRIBUTIONS, ETC.- 2

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