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mtc - 67310

Vol M05 Page 16605

State of Oregon, County of Klamath
Recorded 03/14/2005 10:52 a.m
Vol M05 Pg 16605-07
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

AFTER RECORDING RETURN TO:

Anderson & Monson, P.C.
10700 SW Beaverton-Hillsdale Hwy., Suite 460
Beaverton, OR 97005

SEND ALL TAX STATEMENTS TO:

Ron and Ellen Wolff
6401 SW Meridian Drive
Tualatin, Oregon 97062-8839

NON-MERGER BARGAIN AND SALE DEED

Michael Batlan, Chapter 7 Bankruptcy Trustee for the estate of Jeffrey A. Wertman and Julia A. Wertman ("Grantor"), does hereby bargain, sell, and convey to Ron Wolff and Ellen Wolff, (collectively "Grantee") the real property in Klamath County, State of Oregon, described as follows ("Property"):

See Exhibit "A" attached hereto

This deed is absolute in effect and conveys fee simple title to the Property to Grantee and does not operate as a mortgage, trust conveyance or security of any kind. This deed shall not be deemed to have been delivered and Grantee shall not be deemed to have accepted this deed until and unless Grantee causes this deed to be recorded.

This deed does not constitute a merger of the fee ownership and the lien of that certain trust deed dated August 13, 2003 and recorded August 15, 2003 as M03, page 59683, in Klamath County, Oregon.

Grantee is the beneficiary on that trust deed mentioned above. The fee and lien shall hereafter remain separate and distinct until Grantee merges those interests with a separate instrument. Grantee takes the Property subject to all prior liens. Grantee does not assume any prior liens or the obligations secured by the Property, but takes the Property subject to any prior liens or obligations.

By recording this deed, Grantee agrees that it will forever forbear taking any action whatsoever to collect against Jeffrey A. Wertman and Julia A. Wertman on the indebtedness secured by the Property other than by foreclosure of any lien which Grantee may have and that in any proceeding, Grantee will not seek or obtain a deficiency judgment, costs or attorney's fees against Jeffrey A. Wertman and Julia A. Wertman. Other than as set forth in this paragraph, the debt secured by the Property is not satisfied or forgiven.

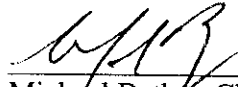
Grantor hereby waives, surrenders, conveys and relinquishes any equity of redemption and statutory right of redemption in respect to the Property. The true consideration for this instrument is Five Thousand United States Dollars, \$5,000 and other good and valuable consideration.

1 - NON-MERGER BARGAIN AND SALE DEED

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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.

DATED this 9th day of March, 2005.



Michael Batlan, Chapter 7 Trustee for the estate
of Jeffrey A. Wertman and Julia A. Wertman

STATE OF OREGON)

County of Marion)

) ss.

Personally appeared before me this 9th day of March, 2005, Michael Batlan, Chapter 7 Trustee for the estate of Jeffrey A. Wertman and Julia A. Wertman and acknowledged the foregoing to be his voluntary act and deed.



NOTARY PUBLIC FOR OREGON

My Commission Expires: 6-11-2007



clients/586/000/wertman.deed

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 26, Block 1, Tract 1098 – SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 2310-035BO-01000-000

Key No.: 138452

PARCEL 2:

Lot 27, Block 1, Tract 1098 – SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 2310-035BO-01100-000

Key No.: 138461