

AFTER RECORDING RETURN TO:

M05-67792

Klamath County, Oregon

10/28/2005 03:35:13 PM

Pages 2 Fee: \$26.00

UNTIL A CHANGE IS REQUESTED,
MAIL TAX STATEMENT TO:

Ron Dace and Theresa Dace
2546 Applegate Avenue
Klamath Falls, OR 97601

ATE-60872 AF

TRUSTEE'S DEED OF REAL ESTATE

R. KIM SHORT, Trustee in bankruptcy of the estate of LIE HUNG TAN, debtor, U.S. Bankruptcy Court Case No. 04-61694-aer11, Grantor, and on behalf of the debtor of said estate, does hereby grant, convey, and release unto ~~Ron Dace and Theresa Dace~~*, Grantees, the following described real property, situated in Klamath County, Oregon, and described as follows:
*Ronald J. Dace and Theresa A. Dace,
husband and wife

**Lot 705, Block 129, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
according to the official plat thereof on file in the office of the Clerk of Klamath
County, Oregon.**

CODE 001 MAP 3809-033DA TL 04900 KEY #614721

together with the appurtenances and also all the estate which the debtor had at the time of filing of the petition in bankruptcy by the debtor in said U.S. Bankruptcy Court for the District of Oregon, in said premises, and also the estate therein which the Trustee has or has power to convey or dispose of as Trustee in the aforementioned bankruptcy estate.

This conveyance is executed pursuant to that certain Order Granting Motion for Authority to Sell Property Free and Clear of Liens entered by the U.S. Bankruptcy Court for the District of Oregon in said case on October 18, 2005.

The above-described property is conveyed free and clear of the following liens and encumbrances:

1. Trust Deed lien of Virginia Mayes, dated March 28, 2003, recorded April 2, 2003, Instrument No. 03-20037, with the beneficial interest under said Trust Deed assigned to Virginia Mayes, Trustee of the Mayes Family Trust UDOT 8/30/93, which assignment was recorded on September 14, 2004, Instrument No. 04-61143. (To the extent that the proceeds of sale are insufficient to satisfy such claim.)

The true consideration for this conveyance, stated in terms of dollars is \$70,000.00.

**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**

20-A

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS
DEFINED IN ORS 30.930.

DATED this 26th day of October, 2005.



R. KIM SHORT, Trustee for the Bankruptcy Estate
of Lie Hung Tan, U.S. Bankruptcy Court Case No.
04-61694-aer11

STATE OF OREGON

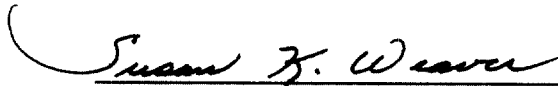
)

) ss.

County of Lane

)

This instrument was acknowledged before me on the 26 day of October, 2005, by R.
Kim Short, Trustee for the Bankruptcy Estate of Lie Hung Tan, U.S. Bankruptcy Court Case No.
04-61694-aer11.



Notary Public for Oregon

My Commission Expires: May 10, 2008

