

mtc-73032uv

AFTER RECORDING RETURN TO:

M06-05901

Klamath County, Oregon

03/29/2006 03:05:13 PM

Pages 3 Fee: \$31.00

UNTIL A CHANGE IS REQUESTED,
MAIL TAX STATEMENT TO:

Randall McFarland

8088 Bly Mtn. Cutoff Rd.

Bonanza, OR 97623

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 RANDALL MCFARLAND, Grantee, the following described real property, situated in ~~Jackson~~ County, Oregon, and described as follows:

KLAMATH

See Attached Exhibit A.

The site address of the property is 66000 Hwy 140 East, Bly, OR 97622.

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 January 27, 2006.

The true consideration for this conveyance, stated in terms of dollars is \$40,000.00.

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

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the NE1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the NE1/4 of said Section 7; thence North 89° 36' 25" East along the center line of said Section 1494.98 feet to a 5/8" iron pin; thence North 00° 30' 24" East 357.67 feet to a 5/8" iron pin on the Southerly right of way line of Oregon Highway #140; thence North 56° 00' 00" West along said right of way line 237.70 feet to a 1/2" iron pin; thence South 34° 00' 00" West 300 feet to a 1/2" iron pin; thence North 56° 00' 00" West a distance of 450 feet to a 1/2" iron pin; thence North 34° 00' 00" East 300 feet to a 1/2" iron pin on the Southerly right of way line of Oregon Highway #140; thence North 56° 00' 00" West along said right of way line 642.31 feet to a 1/2" iron pin; thence South 451.66 feet to a 1/2" iron pin; thence South 89° 37' 09" West 397.51 feet to a 1/2" iron pin; thence South along the West line of said NE1/4 657.35 feet to the point of beginning.

Tax Account No: 3715-00700-00500-000

Key No: 408044