

2007-006758  
Klamath County, Oregon



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A.P.N.: R402237, R402228 and R402399  
File No: 156-2312466 (JB)  
R.P.T.T.: \$ C

04/11/2007 03:23:05 PM

Fee: \$56.00

1st-992170

When Recorded Mail To: Mail Tax Statements To:  
James C. Marsden and Winifred L Marsden  
1492 Lakeshore Drive  
Klamath, OR 97001

***GRANT, BARGAIN and SALE DEED***

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Anabelle Savage, Trustee for the Bankruptcy Estate of Jayvee James Jaeger and Elsa  
Palmos Jaeger.

do(es) hereby *GRANT, BARGAIN and SELL* to

James C. Marsden and Winifred L Marsden not as tenants in common, but with rights of  
survivorship

the real property situate in the County of <sup>Klamath</sup>~~State of Nevada~~, described as follows:

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements  
now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and  
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,  
issues or profits thereof.

Date: 02/22/2007

36-1-

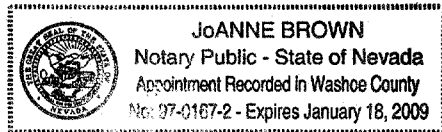
Anabelle Savage, Trustee for the Bankruptcy  
Estate of Jayvee James Jaeger and Elsa  
Palmos Jaeger.

Anabelle G. Savage, Trustee  
Anabelle Savage, Trustee

STATE OF **NEVADA** )  
 : ss.  
COUNTY OF **WASHOE** )

This instrument was acknowledged before me on April 5, 2007 by  
**Anabelle Savage, Trustee for the Bankruptcy Estate of Jayvee James Jaeger and Elsa  
Palmos Jaeger..**

JoAnne Brown  
Notary Public  
(My commission expires: 1-18-09)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**February 22, 2007** under Escrow No. **156-2312466**.



Entered on Docket  
April 02, 2007

Hon. Gregg W. Zive  
United States Bankruptcy Judge

ANABELLE G. SAVAGE, Trustee  
P.O. Box 6179  
Reno, Nevada 89513  
(775) 337-2111  
E-mail: angiesavage@sbcglobal.net

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA

IN RE:

CHAPTER 7

JAEGER, JAYVEE JAMES  
JAEGER, ELSA PALMOS

CASE NO. BK-N-06-50895

**ORDER GRANTING TRUSTEE  
AUTHORITY TO SELL  
REAL PROPERTY OF THE ESTATE;  
PAY NORMAL CLOSING COST,  
HOMEOWNERS DUES,  
ASSESSMENTS AND TAXES**

Debtors.

Hearing Date: March 27, 2007  
Hearing Time: 10:00 a.m.

The Motion of Anabelle G. Savage, Trustee for Debtors, for Authority for Trustee to Sell Real Property of the Estate; Pay Normal Closing Cost, Homcowners Dues, Assessments and Taxes, duly came before this court, no objections having been timely filed and served, The Motion having come on for hearing on the 27th day March, 2007, the Court having considered all of the facts and law relative to the matter, being fully advised in the premises, and for good cause appearing, it is hereby

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I certify that this is a true copy.

Attest:

Deputy Clerk, Bankruptcy Court

MAR-28-2007 WED 01:33 PM RENO UST  
03/28/2007 14:29 7753372714

FAX NO 775 734 5531  
A SALAGE

P. 03/03  
PAGE 03

1 **ORDERED** that the Trustee, Anabelle G. Savage, is authorized to sell the Debtor's  
2 real property known as three (3) unimproved lots located in Klamath County, Oregon  
3 described as Klamath Falls Forest Estates, Unit 4, Block 11C, Lot 7, Lot 8 and Lot 10., for  
4 the amount of \$ 15,000.00 per the Owner's Sale Agreement and Earnest Money Receipt  
5 attached to the Trustee's motion to Mr. James Marsden.

6 **IT IS FURTHER ORDERED** that the normal closing costs, homeowners dues,  
7 assessments and taxes will be paid in full from the proceeds of the sale.

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10 Approval Disapproval

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13 U. S. TRUSTEES OFFICE

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