

2009-016230

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

John and Dixie Beltramo
39 Madrone Road
Atherton, CA 94027



00077319200900162300020027

12/29/2009 03:08:16 PM

Fee: \$42.00

15F1497055

TRUSTEES DEED

GRANTOR: MICHAEL B. BATLAN, in his capacity as Bankruptcy Trustee for the estate of Robert G Dixon and Marlene F. Dixon, United States Bankruptcy Court for the District of Oregon, Case No.09-36317-rld7

GRANTEE: John G. Beltramo and Dixie L. Beltramo, as Trustees of the Beltramo Family Trust dated December 22, 1994.

TRUE AND ACTUAL CONSIDERATION: \$12,000.00

DATE: December 22, 2009

GRANTOR conveys to GRANTEE the following described real property:

See attached Exhibit "A"

This instrument conveys all right, title and interest of the debtor in the property at the time of filing of its bankruptcy petition, and all right, title and interest therein which the GRANTOR has the power to convey in his capacity as Bankruptcy Trustee. The GRANTOR covenants that he is the duly appointed and acting trustee for this estate, and that he gave notice of this sale, and that there were no objections filed. The property and any improvements thereon are conveyed **AS IS AND WITHOUT WARRANTY, EXPRESS OR IMPLIED**, and by recording this deed GRANTEE accepts the property and improvements in that condition.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LANDUSE 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.

Michael B. Batlan, Bankruptcy Trustee

STATE OF OREGON)

County of Marion)

The foregoing instrument was acknowledged before me on December 23, 2009
by Michael B. Batlan, in his capacity as Bankruptcy Trustee.

Darci A. Palmer
Notary Public for Oregon
My Commission Expires: July 17, 2010



12.22.9 11:01

F42-

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE NORTH LINE OF LOT 52 OF HOMECREST SUBDIVISION WHICH LIES NORTH 89° 49' EAST A DISTANCE OF 120 FEET FROM THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF LOT 51 OF HOMECREST SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE: CONTINUING NORTH 89° 49' EAST ALONG THE NORTH LINE OF LOT 52 OF HOMECREST A DISTANCE OF 60 FEET TO AN IRON PIN; THENCE SOUTH 0° 11' EAST A DISTANCE OF 120 FEET TO AN IRON PIN; THENCE SOUTH 89° 49' WEST A DISTANCE OF 60 FEET TO AN IRON PIN; THENCE NORTH 0° 11' WEST A DISTANCE OF 120 FEET, MORE OR LESS TO THE POINT OF BEGINNING, SAID TRACT BEING A PORTION OF LOT 52, BLOCK H OF HOMECREST IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON;

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE NORTH LINE OF LOT 52, OF HOMECREST SUBDIVISION, WHICH LIES NORTH 89° 49' EAST A DISTANCE OF 180 FEET FROM THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF LOT 51 OF HOMECREST SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE: CONTINUING NORTH 89° 49' EAST ALONG THE NORTH LINE OF LOT 52 OF HOMECREST A DISTANCE OF 20 FEET TO AN IRON PIN WHICH MARKS THE NORTH CORNER OF LOTS 52 AND 53 OF HOMECREST SUBDIVISION; THENCE SOUTH 45° 11' EAST ALONG THE NORTHEASTERLY LINE OF LOT 53 A DISTANCE OF 60 FEET TO AN IRON PIN; THENCE SOUTH 30° 04' WEST A DISTANCE OF 124 FEET TO AN IRON PIN; THENCE NORTH 0° 11' WEST 149.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID TRACT BEING A PORTION OF LOTS 52 AND 53, BLOCK H OF HOMECREST SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON.

Tax Parcel Number: R524221