

NOT 87445-KR

2010-006009

Klamath County, Oregon



00084371201000060090020025

05/17/2010 03:27:32 PM

Fee: \$42.00

after recording return to:

Carol L. Greene  
14005 Meadowbrook Lane  
Klamath Falls, OR 97603

## TRUSTEE'S DEED

**KNOW ALL MEN BY THESE PRESENTS** that the Bankruptcy Estate of **In re Janis June Swanzy, Case No. 09-65814-aer7**, now pending in the United States Bankruptcy Court for the District of Oregon, by and through its duly appointed and acting Trustee, **DAVID F. WURST**, herein called the "GRANTOR", acting in his capacity as Trustee and not individually, by virtue of the power and authority given a Bankruptcy Trustee under the laws of the United States of America, for the consideration hereinafter stated, does hereby grant, bargain, sell, convey and release to **Carol L. Greene**, herein called "GRANTEE", and unto Grantee's successors and assigns, all of the interest, if any, vested in the Debtor in the subject property described herein, at the time of the filing of the above referenced bankruptcy case, and which passed to the Bankruptcy Estate by operation of law, and became subject to administration of the Trustee, together with all after acquired title of the Bankruptcy Estate, if any, all tenements, hereditaments, appurtenances thereunto belonging, or in any way appertaining to said property, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**Lot 20 in Block 2, TRACT 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

### **SUBJECT TO AND EXCEPTING:**

**All liens, encumbrances, easements, or any other interest of record, of any type or nature.**

The Trustee's power and authority to dispose of such property of the Bankruptcy Estate originates in 11 U.S.C. §363, and this transfer is made following notice to "interested persons" and an opportunity for hearing pursuant to such law.

The consideration for this transfer is **\$22,050.00**.

Grantor makes this conveyance without any warranties express or implied. This conveyance and release is intended to transfer all of the Bankruptcy Estate's interest, if any, in the subject property described herein, to the Grantee, in its existing condition, **"AS IS"**, without any warranties express or implied. Grantee's recording of this Deed indicates Grantee's acceptance of this conveyance and release upon that basis.

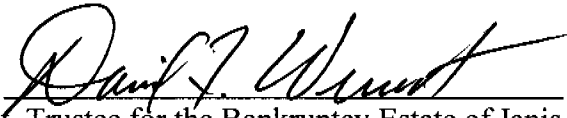
Grantor covenants that this Deed is to be absolute in effect as pertains to the Bankruptcy Estate and conveys whatever right, title and interest the Bankruptcy Estate may have in the described property. This conveyance and release is not intended to operate as a mortgage, trust deed, or security of any kind.

TRUSTEE'S DEED - 1

429mt

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

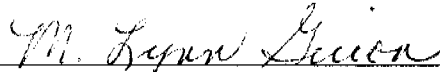
IN WITNESS WHEREOF, Grantor has execute this Deed this 13<sup>th</sup> day of May, 2010



David F. Wurst, Trustee for the Bankruptcy Estate of Janis June Swanzy

STATE OF OREGON            )  
  ) ss.  
County of Jackson         )

This instrument was acknowledged before me on the 13th day of May, 2010,  
by David F. Wurst, as Trustee, acting on behalf of the Bankruptcy Estate of Janis June Swanzy .



Notary Public for Oregon

My Commission Expires: Dec. 25, 2013

ESCROW NO. MT87445-KR

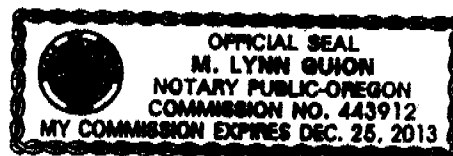
TITLE NO. 0087455

AFTER RECORDING RETURN TO:

Carol L Greene

14005 Meadowbrook Lane

Klamath Falls, OR 97603



TRUSTEE'S DEED - 2