

2011-003620

Klamath County, Oregon



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03/16/2011 02:53:11 PM

Fee: \$42.00

Grantor's Name:

Candace Amborn, Trustee
Bankruptcy Estate of Carol Jayne Treadwell
U.S Bankruptcy Case No. 10-64572-fra7
P.O. Box 580
Medford, OR 97501

AFTER RECORDING RETURN TO:

Bellatrix, Inc.
c/o Michael Pierson
4932 Bufflehead
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

Bellatrix, Inc.
c/o Michael Pierson
4932 Bufflehead
Bonanza, OR 97623

TRUSTEE'S DEED

1682108

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of Carol Jayne Treadwell, Bankruptcy Case No. 10-64572-fra7, now pending in the United States Bankruptcy Court for the District of Oregon, by and through its duly appointed and acting Trustee, **Candace Amborn**, herein called "GRANTOR", acting in her 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 Bellatrix, Inc., herein called "GRANTEE", and unto Grantee's successors and assigns all of the interest, if any, vested in the Debtor(s) 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, situated in Klamath County, State of Oregon, described as follows, to-wit:

308 South 7th Street, Klamath Falls, OR 97601.

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

LOT 1, BLOCK 83, KLAMATH 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.

EXCEPTING THEREFROM:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1, SAID CORNER BEING COMMON TO SAID LOT 1 AND LOT 2; THENCE NORTH 51° 04' WEST ALONG THE LINE COMMON TO SAID LOT 1 AND LOT 2, 19.83 FEET; THENCE LEAVING SAID LOT LINE NORTH 38° 56' EAST, 52.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SEVENTH STREET; THENCE SOUTH 51° 04' EAST ALONG SAID RIGHT OF WAY LINE, 19.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 38° 56' WEST ALONG THE SOUTHEAST LINE OF SAID LOT 1, 52.00 FEET TO THE POINT OF BEGINNING.

True and actual consideration is \$45,000.00

SUBJECT TO AND EXCEPTING:

Covenants, Conditions, Restriction, Reservations, Set Back Lines and Easements of Record, if any; and 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 USC §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 \$ 45,000.

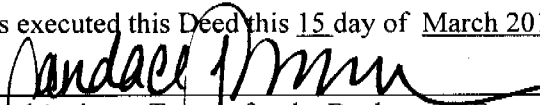
Grantor makes this conveyance without any warranties express or implied. This conveyance and release is intended to transfer all of the Bankruptcy Estate's interest, if any, in the subject property described herein, to the Grantee, in its existing condition, **AS IS**, without any warranties express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

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 LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

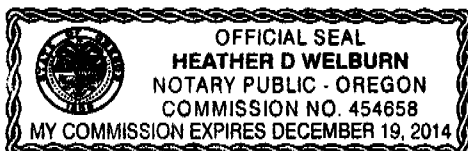
IN WITNESS WHEREOF, Grantor has executed this Deed this 15 day of March 2011.

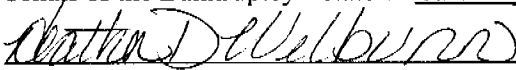

Candace Amborn, Trustee for the Bankruptcy Estate
of Carol Jayne Treadwell

STATE OF OREGON)
)
County of Jackson)

ss.

This instrument was acknowledged before me on this 15th day of March 2011 by Candace Amborn, as Trustee, acting on behalf of the Bankruptcy Estate of Carol Jayne Treadwell.




Notary Public for Oregon