

2012-002894

Klamath County, Oregon



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03/19/2012 03:27:04 PM

Fee: \$42.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT92855-DS
Title Order No. 0092855

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **Wayne D. Johnson**

Address: **P. O. Box 1324**

City, ST Zip: **Chiloquin, OR 97624**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): Trustee's Deed

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

Seller Name & Address: **THE BANKRUPTCY ESTATE OF JAMES GALE HAMPTON, UNITED STATES BANKRUPTCY COURT, DISTRICT OF UTAH, NORTHERN DIVISION, BANKRUPTCY NO. 11-26835, David L. Miller, Attorney at Law P. O. Box 9, Farmington, UT 84025**

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

Buyer Name & Address: **WAYNE D. JOHNSON, P. O. Box 1324, Chiloquin, OR 97624**

Buyer Name & Address: **ELAINE A. JOHNSON, P. O. Box 1324, Chiloquin, OR 97624**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **WAYNE D. JOHNSON**

Address: **P. O. Box 1324**

City, ST Zip: **Chiloquin, OR 97624**

6. TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$15,000.00

When Recorded - Mail to:

Wayne D. Johnson and Elaine A. Johnson
do 612 3rd St. Apt. 6 P.O. Box 1324
Chiloquin, OR 97624

TRUSTEE'S DEED

This Deed, is made this 12 day of March, 2012, by David L. Miller, Trustee of the Bankruptcy Estate of James Gale Hampton, United States Bankruptcy Court, District of Utah, Northern Division, Bankruptcy No. 11-26835, Grantor (hereinafter referred to as "Trustee"), to **Wayne D. Johnson and Elaine A. Johnson**, Grantee.

WITNESSETH:

WHEREAS, the debtor, James Gale Hampton, filed for relief under Chapter 7 of Title 11, United States Code, on May 10, 2011, with the United States Bankruptcy Court for the District of Utah, Northern Division, and an order of relief under said chapter having been entered therein; and

WHEREAS, the Trustee was duly appointed by the Bankruptcy Court and has acted as Trustee for the estate in the above-described case; and

WHEREAS, by ORDER of the Bankruptcy Court entered March 9, 2012, and there being no objections filed thereto, the Trustee was duly authorized by the Court to sell all of the debtors' right, title and interest in the real property situated in Klamath County, Oregon, which is more particularly described below. Said property is to be sold free and clear of liens, interest and encumbrances, to the Grantee for the total purchase price of Fifteen Thousand Dollars (\$15,000.00) and other good and valuable consideration.

NOW THEREFORE, David L. Miller, as Trustee of the bankruptcy estate of James Gale Hampton, by virtue of the power and authority in him vested as aforesaid, in consideration of Fifteen Thousand Dollars (\$15,000.00) received, and other good and valuable consideration, does hereby grant and convey to **Wayne D. Johnson and Elaine A. Johnson** all of the debtor's right, title and interest in the real property situated in Klamath County, Oregon, and more particularly described as:

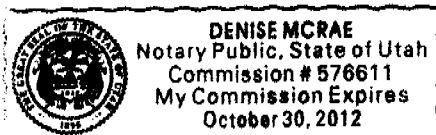
Lot 31 Block 30, TRACT 1184 - OREGON SHORES UNIT 2 - FIRST
ADDITION, according to the official plat thereof on file at the office of the
County Clerk of Klamath County, Oregon, with manufactured home
(2451 Rainbow Drive, Chiloquin, OR 97624).

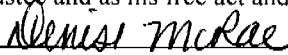
WITNESS the hand of the grantor, this 12 day of March, 2012


DAVID L. MILLER, Trustee

STATE OF UTAH)
)ss
COUNTY OF DAVIS)

On this 12 day of March, 2012, personally appeared before me David L. Miller, who being first duly sworn did say that he was the duly appointed Trustee of the James Gale Hampton bankruptcy estate and acknowledged that the foregoing Trustee's Deed was executed by him in his capacity as Trustee and as his free act and deed.




Notary Public