

MHC 95907  
AFTER RECORDING, RETURN TO:  
Scott Sanders, et al  
4195 Berrywood Dr  
Eugene OR 97404

SEND TAX STATEMENTS TO:  
Scott Sanders, et al  
4195 Berrywood Dr  
Eugene OR 97404

TRUSTEES DEED

GRANTOR: MICHAEL B. BATLAN, in his capacity as Bankruptcy Trustee for the estate of Patrick M. Gisler, United States Bankruptcy Court for the District of Oregon, Case No10-33202-el7.

GRANTEE: Scott E. Sanders and Melissa S. Sanders, husband and wife, as to an undivided 1/2 interest and David S. Rhodes and Holly S. Rhodes, husband and wife, as to an undivided 1/2 interest, as tenants in common.

TRUE AND ACTUAL CONSIDERATION: \$45,000.00

DATE: December 19, 2012

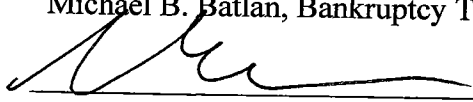
GRANTOR conveys to GRANTEE the following described real property:

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 )  
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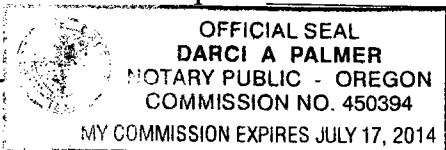
County of Marion)

The foregoing instrument was acknowledged before me on December 19, 2012 by Michael B. Batlan, in his capacity as Bankruptcy Trustee.

Darci A. Palmer  
Notary Public for Oregon  
July 17, 2014

My Commission Expires:

42 AMT



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

E1/2 SW1/4 and Government Lots 3 and 4 of Section 31, Township 24 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, Saving and Excepting therefrom the following:

A parcel of land in the SW1/4 SW1/4 of Section 31, Township 24 South, Range 9 East, more particularly described as follows:

Beginning at the Southwest corner of said Section 31, the true point of beginning; thence North along the West line of said Section 31, 300 feet more or less to the Northeastern corner of Lot 5 in Block 2 Pinney Acres; thence North 90° East 660 feet to a point; thence South 00° East 300 feet more or less to a point on the South line of said Section 31; thence West along the South line of said Section 31 to the point of beginning, which is to be added to and made a part of said Lot 5 in Block 2 of Pinney Acres by Lot Line Adjustment, excluding the South 1/2 of the Easterly extended right of way of Pinney Lane, all of said lands being located in Klamath County, Oregon.

**Parcel 2:**

Beginning at the East quarter corner of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence West along the East-West center line of Section 36, 227.1 feet to the Easterly right of way line of the Dalles-California Highway; thence North 25°50' East 292 feet to the true point of beginning of the tract of land herein described; thence Northerly 241.7 feet along the right of way of the Dalles-California Highway; thence South 0°39' West 218.95 feet; thence Westerly 102.8 feet to the true point of beginning.

Excepting Therefrom a tract of land more particularly described as follows:

Beginning at the quarter corner common to Sections 36 and 31; thence North 00°32'26" East along the section line, 265.10 feet; thence North 89°22'07" West 102.72 feet to the Southeasterly right of way line of the Dalles-California Highway (100.00 feet from the centerline, measured at right angles); thence North 25°41'25" East, along said right of way line, 55.20 feet; thence South 89°22'07" East 496.76 feet; thence North 25°41'25" East 408.60 feet to a point on the Northerly line of that tract of land as described as described in Deed volume 143, page 587, of the Klamath County Deed Records; thence South 64°18'35" East, along said Northerly line and its extension, 788.85 feet to a point on the East line of the SW1/4 NW1/4 of said Section 31; thence South 00°13'33" West 343.03 feet to the CW 1/16 corner of said Section 31; thence North 89°43'26" West 1307.10 feet to the point of beginning referenced to Survey No. 3223, as recorded in the office of the Klamath County Surveyor.