

Q MTC 5708
Send Tax Statements to:

Plan B LLC
820 North P Street
Washougal, WA 98671

2013-004182
Klamath County, Oregon
04/19/2013 12:01:53 PM
Fee: \$47.00

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of **Sierra Cascade, LLC, Debtor, Case No. 12-61198-fra7**, now pending in the United States Bankruptcy Court for the District of Oregon, by and through its duly appointed and acting Trustee, Joseph M. Charter, herein called the "GRANTOR", whose current address is 258 A Street, #1-64, Ashland, OR 97520, 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 convey to **John Anderson, Plan B LLC**, herein called "GRANTEE", whose current address is 820 North P Street, Washougal, WA 98671, 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 the County of Klamath, State of Oregon, described as follows, real property located at 108936 Highway 97 N., Chemult, OR 97331 and legally described as:

(SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN)

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 of intent to sell to "interested persons" and an opportunity for hearing pursuant to such law.

The consideration for this transfer is \$50,000.00.

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 Grantees, 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

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STATUTORY DISCLOSURE UNDER ORS 93.040 (2011): 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

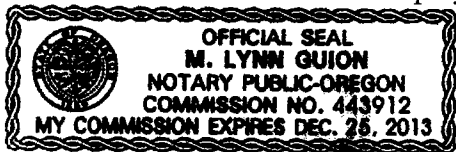
IN WITNESS WHEREOF, Grantor has executed this Deed this 12th day of March, 2013.

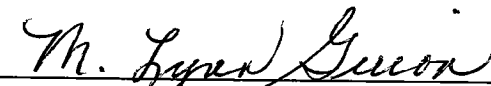


Joseph M. Charter, Trustee for the Bankruptcy Estate of
Sierra Cascade, LLC

STATE OF OREGON)
) ss.
County of Jackson)

This instrument was acknowledged before me on the 12th day of March, 2013, by Joseph M. Charter, as Trustee, acting on behalf of the Bankruptcy Estate of Sierra Cascade, LLC, Case No. 12-61198-fra7, United States Bankruptcy Court for the District of Oregon.





Notary Public for Oregon
My Commission Expires: Dec. 25, 2013

TAX ACCOUNT NO. R-2708-021CC-00900-000
AFTER RECORDING RETURN TO:

John Anderson, Plan B LLC
820 North P Street
Washougal, WA 98671

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which lies South 19° 24' East, a distance of 1005 feet from the iron axle which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon and running thence continuing South 19° 24' East along the Westerly right of way line of the Dalles-California Highway a distance of 90 feet and along the arc of a 2° 56' curve to the left a distance of 10 feet; thence 70° 36' West a distance of 300 feet to an iron pin; thence North 19° 24' West a distance of 100 feet to an iron pin; thence North 70° 36' East a distance of 300 feet, more or less to the point of beginning, in the SW 1/4 SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies South 19° 24' East a distance of 1095 feet and along the arc of 2° 56' curve to the left a distance of 10 feet from the iron axle which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon and running thence; continuing Southeasterly along the arc of a 2° 56' curve to the left a distance of 100 feet; to a point; thence South 70° 36' West a distance of 303.1 feet to an iron pin; thence North 19° 24' West a distance of 100 feet to an iron pin; thence North 70° 36' East a distance of 300 feet, more or less, to the point of beginning, in the SW 1/4 SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies South 19° 24' East a distance of 1095 feet and along the arc of a 2° 56' curve to the left a distance of 110 feet from the iron axle which marks the Southeast corner of Lot 1, Block 7, Chemult, Oregon, and running thence, continuing Southeasterly along the arc of a 2° 56' curve to the left a distance of 190.2 feet to an iron pin on the Westerly right of way line of the Dalles-California Highway on the South section line of Section 21, Township 27 South, Range 8 East of the Willamette Meridian; thence South 89° 12' West along the Section line a distance of 340.9 feet to an iron pin which lies North 89° 12' East along the Section line a distance of 764.5 feet from the Southeast corner of said Section 21; thence North 19° 24' West a distance of 81.1 feet to an iron pin; thence North 70° 36' East a distance of 303.1 feet, more or less to the point of beginning, in the SW 1/4 SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING from the above described parcels that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by Deed recorded June 22, 1954 in Volume 267 of Deeds, page 446, Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion deeded to the State of Oregon in Recorded April 18, 2001 Volume:M01, page 16930, Microfilm Records of Klamath County, Oregon