

lt
AFTER RECORDED, RETURN TO:

Jerry R. Fish, Esq.
Stoel Rives LLP
900 SW Fifth Avenue, Suite 2600
Portland, OR 97204

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

MLM Pumice & Cinders LLC
PO Box 477
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED

JOSEPH M. CHARTER, Trustee, in his capacity as the duly appointed Chapter 7 Trustee in Bankruptcy Case, *In re Sierra Cascade LLC*, U.S. Bankruptcy Court for the District of Oregon Case No. 12-61198-tmr7 ("**Grantor**"), acting in his capacity as Trustee for the Bankruptcy Estate of Sierra Cascade LLC, and not individually, by virtue of the power and authority given a bankruptcy trustee under the laws of the United States of America, conveys to **MLM PUMICE & CINDERS LLC**, a Delaware limited liability company ("**Grantee**"), all right, title and interest, if any, vested 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, Oregon, which real property is described as follows:

Township 27 South, Range 8 East of the Willamette Meridian
Section 21: SE¼ of SW¼

Township 28 South, Range 8 East of the Willamette Meridian
Section 16: SE¼ of NE¼

The true consideration for this conveyance includes good and valuable consideration other than money, the receipt and sufficiency of which is acknowledged.

This conveyance is made pursuant to a settlement between Grantor and Grantee approved by the U.S. Bankruptcy Court for the District of Oregon following notice to interested parties in the Bankruptcy Case and after an opportunity for a hearing.

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.

First American Title Ins. Co. has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein

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.

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.

Grantor has executed this Trustee's Deed this 6th day of August, 2013.

GRANTOR:

JOSEPH M. CHARTER, duly-authorized chapter 7 trustee for the **BANKRUPTCY ESTATE OF SIERRA CASCADE, LLC**, in U.S. Bankruptcy Court for the District of Oregon Case No. 12-61198-tmr7

By:

Joseph M. Charter, Trustee
Joseph M. Charter, Trustee

STATE OF OREGON)
) ss.
County of Jackson)

This instrument was acknowledged before me on this 6th day of August, 2013 by **JOSEPH M. CHARTER, Trustee**, in his capacity as duly appointed Chapter 7 trustee in Bankruptcy Case, *In re Sierra Cascade LLC*, U.S. Bankruptcy Court for the District of Oregon Case No. 12-61198-tmr7.



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