

217853 Am
470318056930
After Recording Return to:

LeRoy Totten
2127 Arthur Street
Klamath Falls, OR 97603

Send Tax Statements to:

LeRoy Totten
2127 Arthur Street
Klamath Falls, OR 97603

2018-006452
Klamath County, Oregon
05/25/2018 04:13:00 PM
Fee: \$47.00

TICOR TITLE

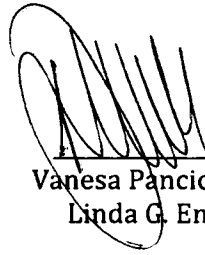
TRUSTEE'S DEED

Vanesa Pancic, ("Grantor"), Trustee for the bankrupt estate (the "Estate") of Linda G. Emmert, debtor, United States Bankruptcy Court For the District of Oregon, Case No. 17-62687, Conveys to LeRoy Totten ("Grantee"), all of the Estate's right, title and interest in the real property situated in the County of Klamath, City of Klamath Falls, State of Oregon, described as: see Exhibit One attached hereto.

AS IS, without warranty expressed or implied, and without any representation as to the property's fitness or suitability for any particular purpose, and subject to any and all liens and encumbrances.

The consideration for the conveyance is Ninety Five Thousand Five Hundred and no/100 Dollars (\$95,500.00).

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

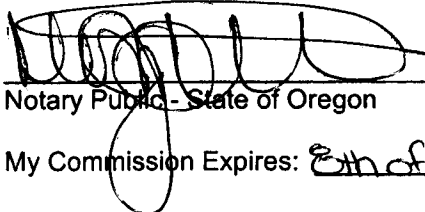


Vanesa Pantic, Trustee for the Estate of
Linda G. Emmert Debtor Bankruptcy
Case No.: 17-62687

STATE OF OREGON)

County of Clackamas)
May 10th

This 24th day of ~~November~~ May, 2018 personally appeared before me the above named Vanesa Pantic, who, being dully sworn, did say that she is the trustee for the bankruptcy estate of Linda G. Emmert, debtor, Case No.: 17-62687 and acknowledged said instrument to be her voluntary act and deed.



Notary Public - State of Oregon

My Commission Expires: 8th of Jan 2022

