

2019-008705

Klamath County, Oregon



00244646201900087050020026

08/01/2019 02:01:43 PM

Fee: \$87.00

Recording requested by:
Bidonline on behalf of
LAWRENCE J. WARFIELD
Chapter 7 Panel Trustee
PO Box 3350
Carefree, AZ 85377

When recorded return to
and mail tax statements to:
Poodletown, LLC
17807 SE 19th Street
Vancouver, WA 98683

Exempt Pursuant to A.R.S. § 11-1134(A)(5)

TRUSTEE'S DEED

This Deed, dated 26 day of June, 2019 is between **Lawrence J. Warfield**, Trustee of the Estate of **John R. Dedeian, Debtor**, U.S. Bankruptcy Court, District of Arizona, Case No. **2:18-bk-15713-PS**, referred to as "seller" and **Poodletown LLC, a Washington Limited Liability Company**, referred to as "Purchaser".

Upon a voluntary petition pursuant to Chapter 7 of Title 11, United States Code, filed in the United States Bankruptcy Court for the District of Arizona under case number **2:18-bk-15713-PS**, an order for relief was entered against the Debtor, the Debtor's case was assigned to the Honorable **Judge Paul Sala**, US Bankruptcy Judge, **Lawrence J. Warfield** was appointed Trustee of such Debtors' Estate and effects, qualified as Trustee, and has been acting as such Trustee; and

Upon the Bankruptcy Court notice of **Trustee's Notice of Sale at Auction** and upon proper notice, the Estate's interest in the below-described Raw Land was sold to the Purchasers.

NOW, THEREFORE, I, as Trustee for the Estate of **John R. Dedeian**, by virtue of the title and powers vested in me by the provisions of the Bankruptcy Code and for and in consideration of the consideration of **four thousand three hundred dollars (\$4,300.00)**, paid by the Purchaser, the receipt of which is acknowledged, give, grant, bargain, sell, set over and convey the Purchaser, **Poodletown LLC, a Washington Limited Liability Company**, its heirs, executors and assigns, all my right, title and interest in and to the following described **Raw Land located in Klamath County, Oregon**:

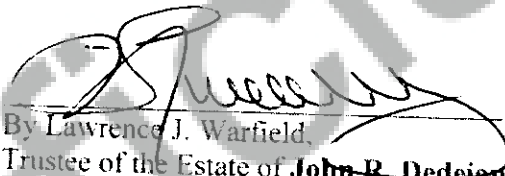
Parcel #: R267428
Map No: R-3510-026A0
Tax Lot No: 04000

Lot 10 in Block 37 of "First Addition to Klamath Forest Estates", according to the Official Plat thereof on file in the Office of the Country Clerk of said Klamath County, Oregon.

The interest is transferred "AS-IS", "WHERE-IS", with no warranties or guarantees and subject to existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, and all other matters of records.

To have and to hold the same to Purchasers, **Poodletown LLC**, their heirs, nominees, executors and assigns, forever as fully and completely as I, as Trustee of the Estate of John R. Dedeian, by virtue of the powers and authority so vested in me might or should sell and convey the property.

IN WITNESS WHEREOF, I, as Trustee of the Estate of John R. Dedeian, have set my hand on this 26 day of June 2019.

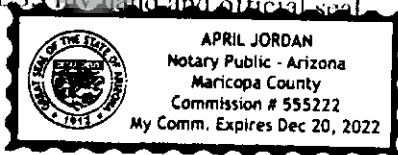

By Lawrence J. Warfield,
Trustee of the Estate of **John R. Dedeian**,
Debtor, U.S. Bankruptcy Court, District
of Arizona, Case No. **2:18-bk-15713-PS**

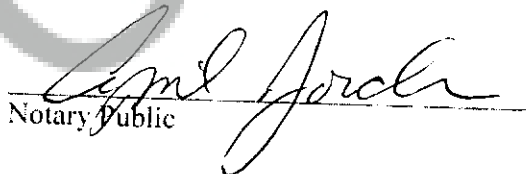
State of Arizona

County of MARICOPA }

On June 26, 2019, before me, the undersigned Notary Public, personally appeared Lawrence J Warfield, Trustee of the John R. Dedeian, Debtor, U.S. Bankruptcy Court, District of Arizona, Case No. 2:18-bk-15713-PS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.




Notary Public

My Commission Expires:

12/20/22