

2021-016884

Klamath County, Oregon



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11/09/2021 10:56:55 AM

Fee: \$97.00

Grantor's Name:

Candace Amborn, Trustee

Bankruptcy Estate of Wells

U.S Bankruptcy Case No. 21-61004-tmr7

P.O. Box 580

Medford, OR 97501

AFTER RECORDING RETURN TO:

Julia Wells

4028 Summers Lane

Klamath Falls, Oregon

SEND TAX STATEMENTS TO:

Julia Wells

4028 Summers Lane

Klamath Falls, Oregon

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that the Bankruptcy Estate of Jeffrey James Wells, Bankruptcy Case No. 21-61004-tmr7, now pending in the United States Bankruptcy Court for the District of Oregon, by and through its duly appointed and acting Trustee, Candace Amborn, herein called "GRANTOR", acting in her 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 of \$34,550, does hereby grant, bargain, sell, convey and release to Julia Wells, herein called "GRANTEE", 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 Klamath County, State of Oregon, described as follows, to-wit:

Real property located at 4028 Summers Lane Klamath Falls, Oregon

Legal Description: See attached Exhibit A

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SUBJECT TO AND EXCEPTING:

Covenants, Conditions, Restriction, Reservations, Set Back Lines and Easements of Record, if any; and 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 USC §363, and this transfer is made following notice to "interested persons" and an opportunity for hearing pursuant to such law.

The consideration for this transfer is \$34,550

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.

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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH

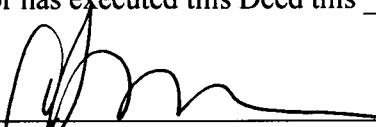
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**THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.**

IN WITNESS WHEREOF, Grantor has executed this Deed this 4th day of November,
2021


Candace Amborn, Trustee for the
Bankruptcy Estate of Jeffrey James Wells

STATE OF OREGON)
)
County of Jackson)

ss.

This instrument was acknowledged before me on this 4th day of November, 2021
by Candace Amborn, as Trustee, acting on behalf of the Bankruptcy Estate of Jeffrey James
Wells



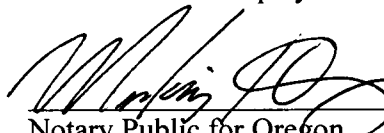

Notary Public for Oregon

Exhibit A

A portion of the NE 1/4 of the SE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the West line of Summers Lane, which point is South 1 degree 08' East 887.91 feet and South 88 degrees 57' West 30 feet from the quarter corner common to Sections 10 and 11 of said Township and Range; thence South 88 degrees 57' West, 150 feet; thence South 1 degree 08' East, 75 feet; thence South 88 degrees 57' West 235 feet to the East line of Lot 33 Summers Park; thence North 1 degree 08' West, 163.41 feet; thence North 88 degrees 57' East 415 feet to the West line of Summers Lane; thence South 1 degree 08' East along the West line of Summers Lane, 88.41 feet to the point of beginning.

CODE 41 MAP 3909-10DA TL 4100