

94385

DEED OF RECONVEYANCE

Vol. 74 Page 14126

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated January 18, 1971, executed and delivered by Linus J. and Nigel L. Dahlheim as grantor and recorded on January 28, 1971, in the Mortgage Records of Klamath County, Oregon, in book M71 at page 782 or as file/reel number 48531 (indicate which), conveying real property situated in said county described as follows:

Lot 13 in Block 3 of Tract No. 1007, Winchester, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

having received from the beneficiary under said trust deed a written request to reconvey, reciting that the obligation secured by said trust deed has been fully paid and performed, hereby does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to said described premises by virtue of said trust deed.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and neuter and the singular includes the plural.

IN WITNESS WHEREOF, the undersigned trustee has executed this instrument; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers, duly authorized thereunto by order of its Board of Directors.

DATED: October 29, 1974

KLAMATH COUNTY TITLE CO.

By *Harold Runnels*
Secretary

Trustee

(If executed by a corporation,
affix corporate seal)(If the trustee who signs above is a corporation,
use the form of acknowledgment opposite.)

STATE OF OREGON,

County of _____,

19____,

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Klamath) ss.
October 29, 1974Personally appeared *Darle Runnels* and

who, being duly sworn, each for himself and for the other, did say that the former is the president and that the latter is the secretary of Klamath

County Title Co., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Carolyn DeVore
Notary Public for Oregon

My commission expires: March 6, 1977

(OFFICIAL
SEAL)

STATE OF OREGON,

County of KIAMATH) ss.

I certify that the within instrument was received for record on the 31st day of OCTOBER, 1974, at 10:54 o'clock A.M., and recorded in book M 71 on page 14126 or as file/reel number 94385, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILLNE

Recording Officer

By *Hazel Drayle* Deputy

FEE \$ 2.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Linus Dahlheim
1055 S.E. Fargo Ln
Bend, Oreg 97701

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

94786

14127

A G R E E M E N T

THIS AGREEMENT made this 31 day of October, 1974, by and between RUTH TORRENCE, hereinafter called "Torrence", and ROY HOWARD, hereinafter called "Howard";

WITNESSETH:

WHEREAS, Howard has purchased certain real property from Torrence described in Exhibit A Attached hereto and by this reference made a part hereof; and

WHEREAS, each of the parties hereto desire to make certain stipulations with respect to the sale and purchase of said real property between themselves;

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

(1) Howard shall, in the event he desires to sell the premises herein described, give to Torrence thirty days' written notice by certified mail of his intention to sell said premises, thereby affording Torrence the right of first refusal to purchase said property. If, at the expiration of thirty days, Torrence has not notified Howard of her intention to purchase the property, Howard may sell said property to any other interested purchaser.

(2) Torrence desires that Howard shall have the exclusive use of the septic tank and well located adjacent to the property herein described on the condition that he hold her harmless from any defects, repairs or maintenance to said well and septic tank during the time he has the use thereof. Torrence makes no representations or guarantees as to the content, quantity or quality of water on said premises nor to the operability of said septic tank.

(3) Each of the parties hereto agree that at any time Torrence desires to do so, she may terminate or alter the right to the use of said septic tank and well after giving reasonable notice to Howard.

IT IS FURTHER UNDERSTOOD AND AGREED that this Agreement is exclusive and personal between the parties hereto and shall have no effect as to any third parties and/or the heirs, successors or assigns of said parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

Ruth Torrence
Ruth Torrence

Roy Howard
Roy Howard

STATE OF OREGON)

County of Klamath)

ss.

AGREEMENT

Personally appeared Ruth Torrence & Roy Howard and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Helen Coleman Notary Public for Oregon
My commission expires 11-11-77.

14128

EXHIBIT A

A parcel of land situated in the NE1/4SW1/4 of Section 8, Township 38 S., Range 11 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of the NE1/4SW1/4 of said Section 8; Thence East along the South line of said NE1/4SW1/4 a distance of 30.00 feet to the POINT OF BEGINNING for this description; Thence continuing East, 209.0 feet; Thence North parallel to the West line of said NE1/4SW1/4 a distance of 209.0 feet; Thence West parallel to the South line of said NE1/4SW1/4 a distance of 209.0 feet; Thence South parallel to the West line of said NE1/4SW1/4 a distance of 209.0 feet to the point of beginning, containing 1.0 acres, more or less.

TOGETHER WITH an easement along the westerly 30 feet of said NE1/4SW1/4.

ALSO TOGETHER WITH an easement 60 feet wide along the North boundary of the parcel later more particularly described and a right of way 30 feet wide along the East boundary of the parcel later more particularly described and a right of way in the shape of an equilateral triangle, the equal sides of which are the said North and East boundaries and each 30 feet long. The said parcel is more particularly described as: The NW1/4 of the SW1/4 of the NW1/4 of Section 8, Township 38 South, Range 11, E.W.M., Klamath County, Oregon, for ingress and egress to and from the NE1/4 of the SW1/4 of the NW1/4 of Section 8, Township 38 South, Range 11, E.W.M.

ALSO TOGETHER WITH a 60 ft. easement as described in Easements recorded in M-71, pages 9102 and 11639.

SUBJECT TO: Reservations, restrictions, easements and/or rights-of-way of record and those apparent on the land.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Roy Howard & Ruth Torrence

this 31st day of October, A.D., 1974 at 12:53 o'clock P.M., and duly recorded in

Vol. M 74, of Deeds on Page 14127.

Fee \$ 4.00

WM. D. MILNE, County Clerk

By *[Signature]* Deputy

*Return to - Roy Howard
Box 1, Box 749
Banks, Ore.*