

26141

DEED OF PARTIAL RECONVEYANCE

3597

38-10412

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee, or successor trustee, under that certain trust deed dated April 12, 1976, executed and delivered by

Robert Frank Yancey and Carla Jean Yancey as grantor and in which

United States National Bank of Oregon, an Association is named as beneficiary,

recorded April 13, 1976, in book M76 at page 5255 of the Mortgage Records

of Klamath County, Oregon, having received from the beneficiary under said deed, or his successor in interest, a written request to reconvey a portion of the real property covered by said trust deed, does hereby, for value received, 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 the following described portion of the real property covered by said trust deed, to-wit:

A tract of land situated in the NE $\frac{1}{4}$ of section 1, T39S, R. 9EWM Klamath County, Oregon, more particularly described as follows:

Beginning at a point located S89° 52' 12" W 1811.71 feet and N 00° 21' 05" W 833.45 feet from the E $\frac{1}{4}$ Corner of said section 1, said point being the southwest corner of Tract 1103-East Hills Estates, a duly recorded subdivision; thence S 00° 21' 05" E 385.17 feet; thence East 459.85 feet; thence along the arc of a curve to right (radius bears East 50.00 feet, central angle is 83° 04' 20") 72.49 feet; thence N 29° 56' 32" E 110.00 feet; thence N 47° 50' 02" W 159.49 feet to the southeast corner of lot 5, block 3 of Tract 1103-East Hills Estates, a duly recorded subdivision; thence along the southerly line of said Tract 1103; N 48° 43' 56" W 130.38 feet, West 136.65 feet, S 24° 49' 43" W 85.03 feet, N 65° 10' 17" W 60.00 feet, thence along the arc of a curve to the right (central angle = 64° 49' 12", radius = 100.00 feet) 113.13 feet, thence along the arc of a curve to the right (radius point bears N 89° 38' 55" E 20.00 feet, central angle is 75° 10' 40") 26.24 feet, thence along the arc of a curve to the right (radius point bears N 15° 10' 25" W 300.00 feet, central angle is 14° 22' 47") 75.29 feet, thence S 89° 12' 22" W 0.48 feet to the point of beginning, containing 3.63 acres, with bearings based on the said Tract 1103-East Hills Estates. The above described tract of land is subject to over and across storm drain easements. The above described tract of land will be known as lot 28, block 3, Tract 1120-Second Addition to East Hills Estates upon recordation of said plat.

The remaining property described in said trust deed shall continue to be held by the said trustee under the terms of said deed. This partial reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said trust deed.

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

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand and seal; 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 the Board of Directors.

DATED: March 1, 1977

William B. Doane (SEAL)
Assistant Secretary (SEAL)
Transamerica Title Ins. Co. (SEAL)

Return: T/A

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 1st day of MARCH 1977, at 3:42 o'clock P. M., and recorded in book M 77 on page 3597. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

By County Clerk Title
By Deputy

FEE \$ 3.00

(If the trustee who signs above is a corporation, use the form of acknowledgment opposite.) (ORS 93)

STATE OF OREGON,
County of Klamath } ss.
March 1, 1977.

Personally appeared the above named
William B. Doane

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

Before me
(SEAL) Notary Public for Oregon
My commission expires: 6-13-80