

46136

DEED OF RECONVEYANCE

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KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated August 17, 19 76, executed and delivered by Richard H. Groetchen and Rebecca Lynn Groetchen, his wife, as grantor and recorded on August 18, 19 76, in the Mortgage Records of Klamath County, Oregon, in book M 76 at page 12823, conveying real property situated in said county described as follows:

The following-described real property in Klamath County, Oregon:

A portion of SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the South boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 420 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 165 feet; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 200 feet; thence West and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 165 feet; thence South and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 200 feet to the place of beginning.

EXCEPTING THEREFROM the West 25 feet in Hope Street.

ALSO EXCEPTING THEREFROM: A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the South boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 420 feet to the Southwest corner of the tract herein described being the place of beginning of this description, said place of beginning also being North 89°25'00" East 495.00 feet and South 00°35'25" East 900.00 feet from the 1-inch iron axle marking the Southwest corner of Lot 82, PLEASANT HOME TRACTS, a duly recorded subdivision; thence North 00°35'25" West 100.00 feet; thence North 89°25'00" East 165.00 feet; thence South 00°35'25" East 100.00 feet; thence South 89°25'00" West 165.00 feet to the place of beginning of this description, with bearings based on the South line of said Pleasant Home Tracts as being North 89°25'00" East,

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.

DATED: April 7, 19 78.

William L. Sisemore

Trustee

STATE OF OREGON,

County of Klamath } ss.
April 7, 19 78.

Personally appeared the above named

William L. Sisemore

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

Notary Public for Oregon
My commission expires 2-5-81

After recording return to:

Klamath First Federal

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of April, 19 78, at 9:50 o'clock A. M., and recorded in book M76 on page 7009 or as file/reel number 46136.

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Bernice A. Smith Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE