

92164

The undersigned trustee or successor trustee under that certain trust deed dated March 13, 1978,  
executed and delivered by James A. Bingham and Bernadine K. Bingham as grantor and recorded on  
March 13, 1978, in book M-78 at page 4767 of the Mortgage Records of  
Klamath County, Oregon, conveying real property situated in said county described as follows:

see exhibit A

Having received from the beneficiary or beneficiaries under said trust deed a written request to reconvey said  
premises, reciting that the obligation secured by said trust deed has been fully paid and performed, 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 said premises.

IN WITNESS WHEREOF, the undersigned trustee has caused its corporate name be signed hereunder by  
its officers duly authorized thereunto by order of its Board of Directors.

DATED: March 20, 1980.

TRANSAMERICA TITLE INSURANCE COMPANY

Andrew A. Patterson  
Assistant Secretary Trustee

STATE OF OREGON, County of Klamath ss.  
March 20 1980

Personally appeared:

Andrew A. Patterson who, being duly sworn, did  
say that he is the Assistant Secretary of Transamerica Title Insurance  
Co., a corporation, and that said instrument was signed on behalf of  
said corporation by authority of its board of directors; and he acknowl-  
edged said instrument to be its voluntary act and deed.

Before me:

Donna K. Matson  
DONNA K. MATSON  
NOTARY PUBLIC-OREGON  
My Commission Expires 12/24/81 (OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

**TRUSTEE'S DEED OF  
RECONVEYANCE**

TRANSAMERICA TITLE  
INSURANCE COMPANY  
TO

AFTER RECORDING RETURN TO

Mr. & Mrs. James Bingham  
790 Oak Street  
Junction City, Oregon  
97448

STATE OF OREGON,

County of

I certify that the within instru-  
ment was received for record on the  
day of March, 1980,  
at 10 o'clock M., and recorded  
in book 4767 on page 4767  
Record of Mortgages of said County.

Witness my hand and seal of  
County affixed.

By Donna K. Matson Title.  
Deputy

## Exhibit A

The following described real property in Klamath County, Oregon:

A tract of land situate in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the most Northwesterly corner of above said tract of real property, which corner lies at the intersection of the Easterly right of way boundary of the Burlington Northern Inc. railroad and the Easterly right of way boundary of the U.S. G-1 Lateral irrigation canal; thence along said irrigation canal right of way boundary North 41° 29' 30" East 393.44 feet, and North 79° 16' East 311.64 feet to a ½ inch galvanized iron pipe marking the true point of beginning of this description; thence continuing along above said canal right of way boundary North 35° 58' East 478.25 feet, more or less, to the Southerly right of way boundary of U.S.G. Canal; thence along said boundary South 56° 23' 30" East, 223.80 feet South 58° 36' East, 366.50 feet and South 86° 24' East, 317.60 feet to a ½ inch galvanized iron pipe in alignment with an existing North-South fence line; thence along said fence alignment South 5° 55' 30" West 1098.40 feet and South 0° 48' 30" East, 72.20 feet, more or less, to a point on the North boundary extended of that parcel of real property described and recorded in M-70 at page 9929 of Deed Records of Klamath County, Oregon and distant 60.45 feet from the Northeast corner thereof; thence South 83° 01' 45" West along said boundary and boundary extended a distance of 992.05 feet, more or less, to a ½ inch galvanized iron pipe which is distant 153.70 feet Easterly from the most Northwesterly corner of aforesaid parcel of real property; thence North 1232.84 feet to the true point of beginning.

TOGETHER WITH the following described real property in Klamath County, Oregon:

A tract of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at the Southwest corner of the NW¼SE¼ of said Section 5; thence North along the center line of Section 5 to the Southerly right of way of the G Canal as now located; thence Northwesterly along the Southerly line of the G Canal to a point that is South 56° 23' 30" East 223.80 feet; South 58° 36' East 366.50 feet, and South 86° 24' East 317.60 feet from its intersection with the Southeasterly right of way line of the G-1 lateral; thence South 5° 55' 30" West 1098.40 feet; thence South 0° 48' 30" East 72.20 feet to the true point of beginning; thence South 83° 01' 45" West 60.45 feet; thence South 0° 48' 30" East 923.30 feet to the South line of Section 5; thence East along said South line 60.45 feet; thence North 923 feet, more or less, to the point of beginning.

SUBJECT TO a 30 foot access easement over the East 30 feet as set forth in Agreement recorded October 27, 1975 in Book M-75 at page 13399, Microfilm Records.

EXCEPTING THEREFROM that portion lying within the Dehlinger Lane right of way.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 20th day of March A. D. 1980 at 3:17 o'clock P. M., and

fully recorded in Vol. 130, of Mortgages on Page 5325

Wm. D. MILNE, County Clerk  
By Sumner H. Hetch