

TN

4645

DEED OF RECONVEYANCE

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Page

16802

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated February 14, 1979, executed and delivered by Christine E. Phaeton as grantor and recorded on February 20, 1979, in the Mortgage Records of Klamath County, Oregon, in book/reel/volume No. m79 at page 3814, or as document/fee/file/instrument/microfilm No. 62750 (indicate which), conveying real property situated in said county described as follows:

"see attached Exhibit A"

(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: September 21, 1981

MOUNTAIN TITLE COMPANY, INC.,

by Brad A. Hartman, President

(If executed by a corporation, affix corporate seal)

Trustee

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

(ORS 93.490)

STATE OF OREGON, )  
County of ) ss.  
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.  
September 21, 1981

Personally appeared Brad A. Hartman and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Mountain Title

Company, Inc., 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:

Notary Public for Oregon

My commission expires: 3-2-84

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Christine E. Phaeton  
1130 Guerrero Apt. 8  
San Francisco, California 94110

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 ) ss.

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

The following described real property in Klamath County, Oregon:

Lot(s) 5, Block 2, WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided  $\frac{1}{88}$ th(s) interest in 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Parcel A:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence along the North line of said Section North  $89^{\circ} 42' 15''$  East 400.0 feet; thence South  $62.42$  feet; thence South  $46^{\circ} 57' 20''$  West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North  $37^{\circ} 53' 20''$  West 136.90 feet; thence North  $16^{\circ} 33'$  West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

Parcel B:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North  $89^{\circ} 42' 15''$  East 400.0 feet along the North line of said Section 15; thence South  $62.42$  feet; thence South  $50^{\circ} 43' 50''$  East 453.16 feet; thence South  $76^{\circ} 17' 30''$  East 886.79 feet to the true point of beginning of this description; thence South  $35^{\circ} 56' 30''$  West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South  $45^{\circ} 32' 20''$  East 84.00 feet; thence North  $44^{\circ} 52' 10''$  East 411.58 feet; thence North  $34^{\circ} 25' 40''$  West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.  
 this 21st day of Sept. A.D. 19 81 at 12:16 clock P.M., and  
 duly recorded in Vol. M81, of Mortgages on Page 16802

EVELYN BIEHN, County Clerk

Fee \$8.00