

45860

DEED OF RECONVEYANCE

Vol. 185 Page

2219

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated December 29, 1981, executed and delivered by Alan Schneider, as grantor and recorded on December 29, 1981, in the Mortgage Records of Klamath County, Oregon, in book/reel/volume No. M-81 at page 22035, or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ (indicate which), conveying real property situated in said county described as follows:

SEE ATTACHED LEGAL DESCRIPTION

(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: February 7, 19 85.

Del Parks, Successor Trustee

(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,

STATE OF OREGON, County of \_\_\_\_\_ ss.

County of Klamath  
February 11, 19 85

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn,

Personally appeared the above named Del Parks

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 \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

\_\_\_\_\_ 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: Guthrie M. Owens  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 5/2/86

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

Alan Schneider  
198 Palisades Drive  
Daly City, CA 94015

GRANTEE'S NAME AND ADDRESS

Parks & Ratliff  
228 North 7th  
Klamath Falls, OR 97601

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

Alan Schneider  
198 Palisades Drive  
Daly City, CA 94015

SPACE RESERVED  
FOR  
RECORDER'S USE

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

85 FEB 12 PM 2 57

CK 900

The following describes real property is situate in Klamath County, Oregon,  
being more particularly described as follows:

2220

A tract of real property in Government Lot Numbers 32 and 29 in Section 16,  
Township 35 South, Range 7 East of the Willamette Meridian, particularly described  
as follows:

Beginning at the quarter section corner on the South boundary of Section 16,  
Township 35 South, Range 7 East of the Willamette Meridian; thence North along  
the center line of Section 16, a distance of 1320.0 feet, more or less, to the  
Northwest corner of Government Lot Number 33, which corner is monumented with a  
1/2 inch iron pipe; thence East along the North boundary of Lot 33, a distance of  
323.30 feet, more or less, to a point on the Easterly right of way boundary of  
U. S. Highway No. 97, which point is monumented with a 1/2 inch iron pipe; thence  
South 2° 22' West along said right of way boundary of 333.30 feet to a 1/2 inch  
iron pipe marking the Northwest corner of that parcel of land recorded in Volume  
363 at page 58 of Deed Records of Klamath County, Oregon; thence following along  
the bounds of said parcel of land, North 62° 07' East, 629.30 feet; thence East  
a distance of 454.20 feet; thence South a distance of 95.00 feet; thence East  
107.27 feet; thence leaving said bounds and bearing North 41° 32' East 155.48  
feet to a 1/2 inch steel rod which marks the Northerly corner of that tract of land  
described in Volume M59 at page 8199, Microfilm Records of Klamath County, Oregon  
and amended description thereof; thence North 51° 10' West 56 feet to the South  
line of a roadway and being the true point of beginning of this description;  
thence South 51° 10' East along the Easterly boundary of said tract of land in  
M59 at page 8199, Microfilm Records of Klamath County, Oregon, a distance of 785.0  
feet, more or less, to the water line of Williamson River; thence North 26° 47'  
East along said water line a distance of 165 feet; thence in a Northwesterly direc-  
tion 708.5 feet, more or less, to a point on the Southerly line of a roadway and  
that is also North 45° 50' East 132.7 feet from the true point of beginning; thence  
South 45° 50' West 132.7 feet to a 1/2 inch steel rod to the point of beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

The right for ingress and egress as set forth as follows:

"ALSO the right to use and maintain an existing roadway for ingress and  
egress to and from the land above described from U. S. Highway No. 97,  
the centerline of said roadway being particularly described as follows:  
Beginning at a 3/4 inch iron pipe at the intersection of the Easterly  
right of way boundary of U. S. Highway No. 97 and the North boundary  
of Lot 33, Section 16, Township 35 South, Range 7 East of the Willamette  
Meridian; thence South 2° 22' West along said right of way boundary a  
distance of 178.4 feet to the true point of beginning of this description;  
thence North 73° 55' 40" East a distance of 572.20 feet to a point which  
bears South 20.00 feet from the North boundary of Lot 33; thence East  
parallel with the North boundary of Lots 33 and 32 a distance of 552.87  
feet, more or less, to a point from which a line bearing North 45° 50'  
East will be parallel with and 20.0 feet Northerly from the North boundary  
of land being conveyed; thence North 45° 50' East, parallel with and lying  
20.0 feet Northerly of the North boundary of land being conveyed, a distance  
of 335.3 feet.

STATE OF OREGON: COUNTY OF KLAMATH:ss  
I hereby certify that the within instrument was received and filed for  
record on the 12th day of February A.D., 1935 at 2:57 o'clock P. M.,  
and duly recorded in Vol. M85, of Mortgages on page 2219

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK  
by: *[Signature]*, Deputy