

K-35415

47183

DEED OF RECONVEYANCE

Vol. M85 Page 4453

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated June 18, 19 82, executed and delivered by Art DuFault as grantor and recorded on June 15, 19 82, in the Mortgage Records of Klamath County, Oregon, in ~~book~~ reel volume No. M82 at page 7555, or as document/~~fee~~ file/~~instrument~~ microfilm No. 12738 (indicate which), conveying real property situated in said county described as follows:

Parcel 1: Beginning on the North side of Oregon Avenue at a point thereon distant 55 feet West of the West line of Modoc Street in the City of Klamath Falls, Oregon; thence North and parallel with Modoc Street 100 feet; thence West parallel with Oregon Avenue 55 feet to the line between Lots 2 and 3, Block 64 of Buena Vista Addition; thence South and parallel with Modoc Street 100 feet to the North line of Oregon Avenue; thence East along said line of Oregon Avenue 55 feet to the point of beginning, being a portion of Lots 1 and 2 in said Block 64 in Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: The East one-half of Lot 3 in Block 64 of Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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: March 26, 19 85

KLAMATH COUNTY TITLE COMPANY

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

By: Trudie Durant
Assistant Secretary

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.

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.
March 26, 19 85

Personally appeared Trudie Durant ~~xxxx~~

_____, who, being duly sworn, ~~each to him and not for the other, did say that the foregoing is~~

~~correct and that the latter is the~~ Assistant _____ secretary of _____

Klamath County Title Company, 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:

Ray W. Moore
Notary Public for Oregon

My commission expires: 8/27/87

(if executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Certified Mortgage Co.

836 Klamath Avenue

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, Klamath) ss.
County of _____

I certify that the within instrument was received for record on the 27th day of March, 19 85 at 10:55 o'clock A.M., and recorded in book/reel/volume No. M85 on page 4453 or as fee/file/instrument/microfilm/reception No. 47183, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$5.00

85 MAR 27 AM 10 55