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ARC 85108
PARTIAL RECONVEYANCE

Vol. M83 Page _____

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee, or successor trustee, under that certain trust deed dated May 4, 19 83, executed and delivered by _____ as grantor and in which John T. Bowers and Darlene M. Bowers, as tenants by the entirety is named as beneficiary, _____ is named as beneficiary, _____ recorded May 5, 19 83, in book M83 at page 7031 or as file number _____

reel number _____ (indicate which) of the mortgage records of Klamath County, Oregon, having received from the beneficiary under said deed, or his successor in interest, a written request to reconvey a portion of the real property covered by said trust deed, does hereby, for value received, 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 the following described portion of the real property covered by said trust deed, to-wit:

Parcel 1

Lot 4, Block 1, WILLIAMSON RIVER ESTATES, in the County of Klamath, State of Oregon

Parcel 3

Parcel 3 as described in "EXHIBIT A" by the reference made within.

The remaining property described in said trust deed shall continue to be held by the said trustee under the terms of said deed. This partial reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said trust deed.

In construing this instrument, whenever the context so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand and seal; 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 the Board of Directors.

DATED: April 5, 19 85.

This instrument is being recorded as an accommodation only, and has not been acknowledged for validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

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

(ORS 93.490)

STATE OF OREGON,)

County of _____,)

Personally appeared the above named _____, 19 _____

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

Aspen Title & Escrow, Inc.

Andrew A. Patterson

by Andrew A. Patterson, Manager
Successor Trustee

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON, County of Klamath) ss.
April 23, 19 85

Personally appeared Andrew A. Patterson of Aspen Title & Escrow, Inc. who being duly sworn, did say that he is the Manager of 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 on behalf of said corporation by authority of its Board of Directors, and he acknowledged said instrument to be its voluntary act and deed.

Before me:

Patricia Lynn Mowbray
Notary Public for Oregon

My commission expires: 12-27-85

STATE OF OREGON

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Mortgages of said County.
Witness my hand and seal of County affixed.

By _____ Title.
Deputy

PARTIAL RECONVEYANCE

TO

AFTER RECORDING RETURN TO

SOUTH VALLEY STATE BANK
P. O. BOX 5210
KLAMATH FALLS, OREGON 97601

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

205 APR 23 PM 3 35

"EXHIBIT A"

The W $\frac{1}{2}$ of a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of premises described in deed from H. M. Mallory and Christine Mallory, husband and wife, to Fremont Glass & Millwork Co., recorded April 14, 1969 in M-69 at page 2675, Microfilm Records of Klamath County; thence South along the East line of Washburn Way 40 feet to the true point of beginning; thence continuing South along the East line of Washburn Way 200 feet to a point; thence East parallel to the South line of said Fremont Glass & Millwork Co. tract to a point on the East line of Lot 3, Block 4, THIRD ADDITION TO ALTAMONT ACRES, which is South 94.55 feet from the Northeast corner of said lot; thence North along the East line of said Lot 3 and the East line of Lot 2, Block 4, to a point 40 feet South of said Northeast corner of Lot 2, Block 4, said subdivision; thence West parallel to the South line of said Fremont Glass & Millwork Co. tract to the true point of beginning.

EXCEPT THEREFROM the following:

A portion of SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of premises described in deed from H. M. Mallory and Christine Mallory to Fremont Glass and Millwork Company, recorded April 14, 1969 in M-69 at page 2675; thence South 00° 02' 15" East, along the East right of way line of Washburn Way, 40.00 feet to the true point of beginning; thence continuing South 00° 02' 15" East along said East right of way line, 71.11 feet; thence South 89° 30' East parallel to, and 111.11 feet distant from the Southerly line of the premises described in said deed from H. M. Mallory and Christine Mallory to Fremont Glass and Millwork Company, to a point on the West line of Lot 2, Block 4, Third Addition to Altamont Acres, Klamath County, Oregon, which is South 00° 07' East, 111.11 feet from the Northwest corner of said Lot 2; thence North 00° 07' West along the Westerly line of said Lot 2; 71.11 feet to a point on the West line of said Lot 2, said point being South 00° 07' East, 40.00 feet from the Northwest corner of said Lot 2; thence North 89° 30' West, parallel to the 40.00 feet distant from said Southerly line of said Fremont Glass and Millwork Tract to the point of beginning.

EXCEPT THEREFROM

Beginning at the Southwest corner of premises described in deed from H. M. Mallory and Christine Mallory, husband and wife to Fremont Glass and Millwork Co., recorded April 14, 1969 in M-69 at page 2675, Microfilm Records of Klamath County; thence South along the East line of Washburn Way 111 feet to the true point of beginning; thence continuing South along the East line of Washburn Way 15 feet to a point; thence East parallel to the South line of said Fremont Glass & Millwork Co. tract to a point on the East line of Lot 2, Block 4, THIRD ADDITION TO ALTAMONT ACRES which is South 126.11 feet from the Northeast corner of said Lot; thence North along the East line of said Lot 2, Block 4, to a point 111 feet South of said Northeast corner of Lot 2, Block 4, said

Part of Trust Deed dated May 4, 1983 executed by John T. Bowers & Darlene Bowers for benefit of SOUTH VALLEY STATE BANK
description continued . . .

subdivision; thence West parallel to the South line of said Fremont Glass and Millwork Co. tract to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 23rd day of April A.D., 1985 at 3:35 o'clock P.M., and duly recorded in Vol. M85, of Mortgages on page 5286.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK

by: *Pam Smith*, Deputy