

48764

DEED OF RECONVEYANCE

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7184

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated December 22, 1983, executed and delivered by Dennis M. Utley and Nancy S. Utley as grantor and recorded on December 22, 1983, in the Mortgage Records of Klamath County, Oregon, in book/reel/volume No. M83 at page 21962, or as document/instrument/reception No. 31837 (indicate which), conveying real property situated in said county described as follows: A parcel of land situate in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at the West one-fourth corner of said Section 5, thence South 0°06' West along the West boundary of said Section 5, a distance of 185.70 feet to the South boundary of Autumn Avenue; thence North 89°17' East, along the South boundary of Autumn Avenue 1773.18 feet to the Westerly boundary of the Dalles-California Highway and the true point of beginning of this description; thence South 27°37' West along said highway boundary 285 feet, more or less, to the North line of that certain property described in Deed Volume M81 page 20087, Microfilm Records of Klamath County, Oregon, thence West along said North line 150 feet, more or less, to the Northwest corner of that certain property described in Deed Volume M81 page 20087; thence North 5°32' East, 249.83 feet, more or less, to the South boundary of Autumn Avenue, thence North 89°17' East along the South boundary of Autumn Avenue, 256.10 feet to the point of beginning. The basis of bearing for this description is Survey No. 65 as recorded in the Klamath County Engineers Office. EXCEPTING THEREFROM that portion conveyed to Klamath County by instrument dated April 24, 1974, recorded May 8, 1974, in Volume M74 page 9797, DEED RECORDS OF Klamath County, Oregon, 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: May 10, 1985.

KLAMATH COUNTY TITLE COMPANY

By: Darle Runnels

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.

STATE OF OREGON, County of Klamath

ss.

May 10, 1985.

Personally appeared Darle Runnels

who, being duly sworn,

Personally appeared the above named _____

and did say that the _____ is the secretary of _____

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires _____

Before me:

Notary Public for Oregon

My commission expires: 8-27-87

GRANTOR'S NAME AND ADDRESS

George M. & Joyce Utley

4825 Larry Place

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

same as above

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,

County of Klamath

ss.

I certify that the within instrument was received for record on the 14th day of May, 1985, at 2:53 o'clock P.M., and recorded in book/reel/volume No. M85 on page 7184, or as fee/file/instrument/microfilm/reception No. 48764, 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

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