

54411

K-37947
DEED OF RECONVEYANCE

Vol. M85 Page

16768

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated May 14, 1984, executed and delivered by FIRST AMERICAN MANAGEMENT CORPORATION as grantor and recorded on May 16, 1984, in the Mortgage Records of Klamath County, Oregon, in book/reel/volume No. M84 at page 8076, or as document/fee/file/instrument/microfilm No. (indicate which), conveying real property situated in said county described as follows:

Said description is attached hereto, marked as Exhibit "A" and by this reference made a part hereof

(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 18, 1985

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.

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

(ORS 93.490)

Trustee

STATE OF OREGON,

County of Klamath

September 18, 1985

Personally appeared the above named

WILLIAM P. BRANDSNESS

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 9-16-89

STATE OF OREGON, County of) ss.

Personally appeared

and 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

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:

(If executed by a corporation, affix corporate seal)

WILLIAM P. BRANDSNESS

411 Pine Street

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

FIRST AMERICAN MANAGEMENT CORPORATION

GRANTEE'S NAME AND ADDRESS

After recording return to:

First American Management

2459 Patterson

Klamath Falls, Or. 97603

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 fee/file/instrument/microfilm/reception No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

EXHIBIT "A"

16769

The land referred to in this policy is described as

The following described real property situate in Klamath County, Oregon:

PARCEL 1: A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 0°51' West along the 40 line a distance of 542.3 feet and North 89°09' East a distance of 30 feet from the iron axle which marks the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 89°09' East a distance of 257.2 feet to an iron pin; thence North 20°18' West a distance of 164.5 feet to an iron pin; thence North 45°09' East a distance of 221.6 feet to an iron pin which lies on the Southwesterly right of way line of the Klamath Falls-Lakeview Highway, 40 feet at right angles from its center; thence in a Northwesterly direction following the arc of a 3°11' curve to the left along the Southwesterly right of way line of the State Highway a distance of 432.3 feet to an iron axle (the long chord of this curve bears North 57°58' West a distance of 421.07') thence South 0°51' East along the Easterly right of way line of Patterson Street a distance of 544.2 feet, more or less, to the point of beginning.

Less a tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the East boundary of Patterson Street; said point being North 0°51' West a distance of 660.0 feet and North 89°09' East a distance of 30.0 feet from the iron axle at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1; thence North 0°51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89°09'

East at right angles to Patterson Street; a distance of 181.5 feet to an iron pin; thence South 0°51' East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89°09' West at right angles to Patterson Street a distance of 181.5 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that portion deeded to the State of Oregon by Deeds recorded July 24, 1964, in Volume 354 page 605, and recorded September 10, 1971, in Volume M71 page 9658, Deed records of Klamath County, Oregon.

PARCEL 2: A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the East boundary of Patterson Street, said point being North 0°51' West a distance of 660.0 feet and North 89°09' East a distance of 30.0 feet from the iron axle at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1; thence North 0°51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89°09' East at right angles to Patterson Street, a distance of 181.5 feet to an iron pin; thence South 0°51' East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89°09' West at right angles to Patterson Street a distance of 181.5 feet more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ October _____ A.D., 19 85 at 9:38 o'clock _____ A.M., and duly recorded in Vol. _____ M85
of _____ Mortgages _____ on Page 16768

FEE \$9.00

Evelyn Biehn
By _____ County Clerk

Phyllis Smith