

MTC # 15870-K

STEVENESS LAW PUBLISHING CO., PORTLAND, OREGON 97204

58242

DEED OF RECONVEYANCE

Vol. M86 Page 2664

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated August 12, 1983, executed and delivered by Christopher S. Bixby and Sandra D. Bixby, husband and wife, as grantor and recorded on September 9, 1983, in the Mortgage Records of Klamath County, Oregon, in book/reel volume No. M83, page 15406, or as document/instrument No. 28047, conveying real property situated in said county described as follows:

The West 1/2 of the South 1/2 of Lot 20, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion lying North of the following described line: Beginning at a 1/2 inch iron rod on the Westerly line of Lot 20, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, from which the one-quarter corner common to Sections 6 and 7 bears South 01°41'17" West 989.99 feet; thence North 89°30'33" East 1319.92 feet to a 1/2 inch iron rod on the Easterly line of said Lot 20, from which the one-quarter corner common to Sections 6 and 7 bears South 53°25'40" West 1679.76 feet.

(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: January 8, 1986...
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.

KLAMATH COUNTY TITLE COMPANY

By: Darle Runnels
Trustee

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

STATE OF OREGON,

County of _____, 19____ ss.

(ORS 93.490)

STATE OF OREGON, County of Klamath, January 8, 1986, ss.

Personally appeared Darle Runnels

who, being duly sworn, did say that the foregoing instrument was acknowledged by him as the trustee of the 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.

(OFFICIAL SEAL)

Before me:
TRUDIE DURANT
Notary Public for Oregon
My Commission Expires 9/30/89

Notary Public for Oregon
My commission expires: 9/30/89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title Company

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
NO CHANGE

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 12th day of February, 1986, at 2:42 o'clock P.M., and recorded in book/reel/volume No. M86, on page 2664, or as fee/file/instrument/microfilm/reception No. 58242, Record of Mortgages of said County. Witness my hand and seal of County affixed.

Kvalyn Blum, County Clerk
By: Pam Smith, Deputy

Fee: \$5.00

06 FEB 12 PM 2 42