

59720

DEED OF RECONVEYANCE

Vol M86

Page

5272

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated November 20, 19 80, executed and delivered by PEARLY M. KIMBROUGH, a single woman, as grantor and recorded on November 20, 19 80, in the Mortgage Records of Klamath County, Oregon, in book M80 at page 22646, conveying real property situated in said county described as follows:

A tract of land being in the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point which lies North 0° 28' West along the Easterly right of way line of Madison Street a distance of 1122 feet from the Saylor iron pin which in turn lies North 89° 24' East a distance of 30 feet and North 0° 28' West a distance of 30 feet from the iron point in the highway which marks the quarter section corner common to Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon and running thence: Continuing North 0° 28' West along the Easterly right of way line of Madison St. a distance of 75.5 feet to a point in the South right of way line of Climax Avenue; thence North 89° 24' East along the South right of way line of Climax Avenue a distance of 125 feet to an iron pin; thence South 0° 28' East parallel to the center line of Madison Street a distance of 75.5 feet to an iron pin; thence South 89° 24' West parallel to the center line of Climax Avenue a distance of 125 feet, more or less, to the point of beginning, (being the Westerly 125 feet of that parcel of land conveyed to B.W. Pence et ux., by Martin F. Bridges by deed recorded in Book 199 at page 333 of 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.

DATED March 28, 19 86.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPLICABLE USES.

Trustee

STATE OF OREGON,

County of Klamath } ss.March 28, 19 86.

Personally appeared the above named

William L. Sinsmore

and acknowledged the foregoing instrument

to be his voluntary act and deed.

OFFICIAL
SEAL

Notary Public for Oregon

My commission expires 2-5-89

After recording a return by

William L. SinsmoreWilliam L. Sinsmore

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 1st day of April, 19 86, at 11:20 o'clock A. M., and recorded in book M86 on page 5272 or as file/reel number 59720, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By William L. Sinsmore Deputy

Fee: \$5.00