

71205

K-38308
DEED OF RECONVEYANCE

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KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated January 24, 1986, executed and delivered by William F. Cox and Betty J. Cox, husband and wife as grantor and recorded on January 27, 1986, in the Mortgage Records of Klamath County, Oregon, in book/reel volume No. M86 at page 1301, or as document/fee/file/instrument/microfilm No. 57603 (indicate which), conveying real property situated in said county described as follows:

A tract of land described as follows: Beginning at an iron pin on the Westerly right of way line of the Highway 97 which lies Westerly 50 feet at right angles from its center and which iron pin also lies South 89°48' East along the South line of the NE1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, a distance of 315 feet and North 39°40' East along the Westerly right of way of Highway 97 a distance of 153.45 feet from the brass cap corner which marks the Southwest corner of the NE1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and 133.5 feet to an iron pin which lies on the Easterly right of way line of the Gilchrist Company, Ltd. Railroad; thence North-easterly along the Easterly right of way line of the Gilchrist Company Ltd. Railroad to its intersection with the Southerly right of way line of Ward Street extended; thence Southeasterly along the Southerly line of Ward Street 155 feet to its intersection with the Westerly right of way line of the Highway 97, which point is marked by an iron pin 50 feet Westerly at right angles from its center; thence South 39°40' West along the Westerly right of way line of the Highway 97 a distance of 271.9 feet more or less, to the point of beginning, said tract being a portion of the NE1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian 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: February 9, 1987.

KLAMATH COUNTY TITLE COMPANY

By: Trudie Durant
Assistant 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.
_____, 19____

STATE OF OREGON, County of Klamath ss.
February 9, 19____

Personally appeared Trudie Durant

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires _____

_____ who, being duly sworn, did say that the _____ assistant secretary of _____ Klamath County Title Company, 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:
Susan
Notary Public for Oregon

My commission expires: 6-21-88

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Southern Oregon Mortgage, Inc.

P.O. Box 1226

Roseburg, OR 97470

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 9th day of February, 1987, at 2:22 o'clock P.M., and recorded in book/reel/volume No. M87 on page 2060 or as fee/file/instrument/microfilm/reception No. 71205 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee: \$5.00

By Sam Smith Deputy