

71567

DEED OF RECONVEYANCE

Vol. M87 Page

2669

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated April 20, 19 78, executed and delivered by TIMOTHY A. BAILEY and KRISTINE L. BAILEY, his wife, as grantor and recorded on April 24, 19 78 in the Mortgage Records of Klamath County, Oregon, in book M78 at page 7941 conveying real property situated in said county described as follows: (and a trust deed recorded January 8, 1986, in Book M86 at page 482, conveying the following-described property)

Lot 3, Block 38, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; ALSO the following described parcel of land: Beginning at a point in the Southerly line of Melrose Street 4½ feet Westerly from the Northwest corner of Lot 1 of said Block 38; thence Westerly 15½ feet along the Southerly line of Melrose Street to the most Northerly corner of said Lot 3; thence Southeasterly at right angles with Melrose Street and along the Easterly line of Lot 3, 160 feet, more or less to Esplanade Street; thence Northeasterly along the Northerly line of Esplanade Street to a point which lies Southeasterly at right angles to the point of beginning on the Southerly line of Melrose Street; thence Northerly and parallel with the Easterly line of Lot 3 to the point of beginning; ALSO the following described parcel of land: Beginning at the Southwest corner of said Lot 3; thence Northeasterly along the Southerly line of said Lot 3, 50 feet; thence at right angles 20 feet to the most Easterly corner of Lot 17 of said Block 38, thence Southwesterly along the Northerly line of Lot 17, 50 feet to a point; thence Northwesterly 20 feet to the point of beginning; AND ALSO the following described parcel of land, to wit: Beginning at a point on the Northwesterly line of Lot 17, of said Block 38, which is 50 feet Northeasterly from the most Westerly corner of said Lot 17; thence Northeasterly 50 feet to the most Easterly corner of said Lot 17; thence Southwesterly along the Northwesterly line of Esplanade Street 61.8 feet; thence Northwesterly 36.33 feet to the point of beginning, being a triangular tract which is the Northeasterly portion of said Lot 17, Block 38, HOT SPRINGS ADDITION,

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: February 17, 19 87.

William L. Sisemore

Trustee

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 APPROVED USES.

STATE OF OREGON.

County of Klamath } ss.  
February 17, 19 87.

Personally appeared the above named

William L. Sisemore

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

Before me:  
(OFFICIAL SEAL) Paul M. Faurey  
Notary Public for Oregon  
My commission expires 2-5-89

After recording return to:

Mr. & Mrs. Tim Bailey  
1926 Melrose

Klamath Falls OR 97607

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

Fee: \$5.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of February, 19 87, at 3:51 o'clock P. M., and recorded in book M87 on page 2669 or as file/reel number 71567.

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Sam Smith Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE