

OA

88003

K-33205
DEED OF RECONVEYANCEVol. M88 Page 8825

8825



KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated November 28, 1980, executed and delivered by American Care Centers-Oregon, Inc., an Oregon corporation as grantor and recorded on December 3, 1980, in the Mortgage Records of Klamath County, Oregon, in book/reel/volume No. M80 at page 23448, or as document/fee/file/instrument/microfilm No. 93301 (indicate which), conveying real property situated in said county described as follows:

Parcels 1, 2 and 3 See Exhibit A attached

(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 June 1, 1988

KLAMATH COUNTY TITLE COMPANY

By: [Signature]

President

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.
June 1, 1988

Personally appeared R. E. Veatch

_____, who, being duly sworn, 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 _____

Personally appeared the above named _____

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

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 - OREGON

Notary Public for Oregon
My Commission Expires _____

Before me: [Signature]
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:

MTC

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,) ss.
County of _____)

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"

PARCEL 1

(Ponderosa Apartments)

All the following described real property situated in Klamath County, Oregon:

A parcel of land situate in the South half of the Southeast quarter of the Southeast quarter of Section 28 Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Southwest corner of the SE 1/4 SE 1/4 of said section 28; thence South 89°30' East along the South line of said Section 28 a distance of 330.60 feet; thence North 0°49'30" East a distance of 35.20 feet; thence South 89°50' East a distance of 355.20 feet; thence North 0°49'10" East a distance of 345.03 feet to a 1/2 inch iron pipe marking the true point of beginning of this description; thence continuing North 0°49'10" East a distance of 284.0 feet, more or less to a point on the North line of the S 1/2 SE 1/4 SE 1/4 of said Section 28; thence North 89°17'30" West along said North line, a distance of 684.58 feet to the Northwest corner of said S 1/2 SE 1/4 SE 1/4, said point being in the East line of Williams Avenue as shown on the plat of Dixon Addition to the City of Klamath Falls, and is also the Northwest corner of property conveyed by Virgil E. Cumbo, et al, to Ponderosa, Inc., by Deed Volume 344 page 193, records of Klamath County, Oregon; thence South 1°09' West along the West line of said SE 1/4 SE 1/4 and the East line of Williams Avenue, a distance of 334.42 feet, more or less, to the Northwest corner of the SW 1/4 SW 1/4 SE 1/4 SE 1/4 of said Section 28; thence South 89°30' East along the North line of said SW 1/4 SW 1/4 SE 1/4 SE 1/4 a distance of 330.24 feet; thence North 0°49'30" East a distance of 46.21 feet to a 1/2 inch iron pipe; thence South 89°50'20" East a distance of 355.03 feet, more or less, to the point of beginning.

PARCEL 2

(Ponderosa Nursing Home)

All the following described real property situated in Klamath County, Oregon:

A portion of Section 28 Township 38 South, Range 9 E.W.M., and more particularly described as follows: From a point at the intersection of the center lines of Williams Avenue and Main Street, of the City of Klamath Falls, Oregon, which point is also the Southwest corner of the SE 1/4 SE 1/4 Section 28 Township 38 South, Range 9 E.W.M., thence South 89°30' East, along the Section line common to Section 28 and 33 a distance of 330.0 feet; thence North 1°09' East a distance of 35.0 feet to an iron pin which is the true point of beginning; thence North 1°09' East a distance of 345.0 feet to an iron pin; thence South 89°30' East a distance of 355.08 feet to an iron pin; thence South 1°09' West a distance of 345.0 feet to an iron pin; thence North 89°30' West a distance of 355.08 feet, more or less, to the true point of beginning.

PARCEL 3
(Washburn Manor)

All the following described real property situated in
Klamath County, Oregon:

A tract of land situated in Tract 40C, Enterprise Tracts,
in the SW 1/4 NW 1/4, Section 34, Township 38 South, Range
9 E.W.M., more particularly described as follows:

Beginning at a one-half inch iron pin on the Easterly right
of way line of Washburn Way, said point being North 00°20'00"
East along the centerline of Washburn Way and along the West
line of said Section 34 a distance of 332.19 feet and South
89°33'03" East a distance of 30.00 feet from the 5/8 inch iron
pin marking the Westerly quarter corner of said Section 34;
thence North 00°20'00" East along the Easterly right of way
line of Washburn Way a distance of 285.00 feet to a one-half
inch iron pin; thence South 89°33'03" East parallel with the
North line of "Mills Gardens" subdivision a distance of 472.43
feet to a one-half inch iron pin; thence continuing South
89°33'03" East a distance of 29 feet, more or less, to the
Westerly right of way line of the U.S.B.R. "A" Canal; thence
Southeasterly along said Westerly line to the North line of
"Mills Gardens" subdivision; thence North 89°33'03" West
along the Northerly line of "Mills Gardens" subdivision
(S. 89°45' W. by said subdivision plat) a distance of 20.96
feet, more or less, to a two inch iron pipe; thence continuing
North 89°33'03" West along said subdivision line a distance of
606.40 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 8th day
of June A.D. 19 88 at 9:10 o'clock A. M., and duly recorded in Vol. M88
of Mortgages on Page 8825

Evelyn Biehn County Clerk
By Bernetha A. Heloch

FEE \$18.00