

OA

93122

## DEED OF RECONVEYANCE

Vol. M 88 Page 18093

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated June 14, 1988, executed and delivered by Oliver R. Spires and Dianne E. Spires as grantor and recorded on June 15, 1988, in the Mortgage Records of Klamath County, Oregon, in book/reel/volume No. M88 at page 9269, or as document/fee/file/instrument/microfilm No. 88255 (indicate which), conveying real property situated in said county described as follows:

See Exhibit "A" attached for legal description

(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: October 25, 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 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

(OFFICIAL SEAL)

Before me:

TRUDIE DURANT

Notary Public for Oregon

My commission expires \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.  
October 25, 1988

Personally appeared R. E. Veatch

and 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

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.

Before me:

Notary Public for Oregon

My commission expires: 9/30/89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Klamath County Title Company  
422 Main Street  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Oliver R. & Dianne Spires  
409 Pine Street, Suite 200  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Oliver R. & Dianne Spires  
409 Pine Street, Suite 200  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NO CHANGE

NAME, ADDRESS, ZIP

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.

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

88 OCT 25 PM 12 28

## DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1: A piece of parcel of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the Southerly right of way line of South Sixth Street and the Westerly right of way of the O. C. & E. Railroad spur; said point being also the Northeasterly corner of that parcel of land conveyed at page 8265 of Volume M68, of Klamath County Deed Records, thence North 58°24'45" West along the Southerly right of way line of South Sixth Street 218.95 feet to a point; thence North 55°48'55" West along said right of way line 180.4 feet to the most Northerly corner of that parcel of land conveyed at page 5330 of Volume M72, Klamath County Deed Records; thence South 0°45' East 451.4 feet to a point; thence North 88°11'20" East 203.85 feet to a point; thence South 0°51'30" East 57.0 feet to a point; thence North 89°15' East 129.0 feet to a point on the West right of way line of the O. C. & E Railroad spur; thence North 0°45' West along said right of way spur 284.2 feet to the point of beginning.

PARCEL 2: A piece or parcel of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right of way line of the O. C. & E. Railroad spur as the same is presently located and constructed from which the Northeasterly corner of that parcel of land conveyed on page 8265 of Volume M68 of Klamath County Deed Records bears North 0°45" West 284.2 feet distance; thence South 0°45" East along said railroad right of way 249.0 feet to a point; thence along a circular curve to the left (having a central angle of 14°25'10" a radius of 429.51 and a long chord which bears South 7°57'35" East 107.8 feet) a distance of 108.1 feet to a point; thence South 89°15' West 286.55 feet to a point, thence North 37°52'10" West 284.80 feet to a point; thence North 88°11'20" East 319.2 feet to a point; thence South 0°51'30" East 57.0 feet to a point; thence North 89°15' East 129.0 feet, more or less to the point of beginning.

PARCEL 3: A parcel of land situated in the SW $\frac{1}{4}$  of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the South quarter corner of said Section 33 bears North 89°26' East 313.83 feet distant; thence North 0°45' West 4.0 feet to an existing iron pin reference mounument; thence North 0°45' West 176.00 feet to an existing iron pin; thence North 89°14'40" East 166.00 feet to an existing iron pin; thence North 0°45'30" West 76.50 feet to an existing iron pin on the Westerly right of way line of the O. C. & E Railroad spur as the same is presently located and constructed; thence

following said right of way line along a 13.34 degree curve to the right, the long chord of which bears North  $21^{\circ}39'25''$  West 72.70 feet, a distance of 72.8 feet to an iron pin; thence South  $89^{\circ}15'$  West 286.55 feet to an iron pin; thence North  $37^{\circ}52'10''$  West 284.8 feet to an iron pin; thence North  $88^{\circ}11'20''$  East 115.35 feet to a point on the Southwest corner of that parcel designated as Parcel A in recorded Survey No. 1922; thence North  $0^{\circ}45'$  West along the Westerly boundary of South Parcel A, 451.4 feet to a point on the Southerly right of way boundary of South Sixth Street as the same is presently located and constructed; thence North  $68^{\circ}29'25''$  West along the Southerly right of way line of the Southern Pacific Railroad projected Northerly; thence South  $0^{\circ}45'$  East along said right of way line projected and along said right of way line 1195.1 feet to its intersection with the Northerly right of way line the O.C. & E. Railroad; thence South  $51^{\circ}58'$  East along said Northerly right of way line 241.2 feet to its intersection with the South line of Section 33, Township 38 South, Range 9 East of the Willamette Meridian; thence North  $89^{\circ}26'$  East 415.45 feet more or less, along said section line to the point of beginning.

PARCEL 4: A parcel of land situated in the SW $\frac{1}{4}$  of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Southerly line of Sixth Street, City of Klamath Falls, County of Klamath, State of Oregon, said point lying distant 176.10 feet Westerly along the Southerly line of Sixth Street from the intersection of the Southerly line of the said Sixth Street with the Westerly line of Owens Street (formerly known as Front Street), running thence South  $0^{\circ}57'30''$  East, a distance of 526.84 feet to a point; thence Southerly, along the arc of a curve, (said curve being tangent to the last mentioned course at the last mentioned point) concave to the left having a radius of 389.51 feet, a distance of 346.14 feet to a point in the Westerly line of Owens Street; thence South  $0^{\circ}55'30''$  East, along the Westerly line of Owens Street, a distance of 50.02 feet to a point; thence Northerly along the arc of a curve (the tangent of the said curve bears North  $56^{\circ}05'$  West at the last mentioned point) concave to the right, having a radius of 429.51 feet, a distance of 413.24 feet, to a point; thence North  $0^{\circ}57'30''$  West and tangent to the last mentioned course at the last mentioned point, a distance 554.78 feet, to a point in the Southerly line of Sixth Street; thence South  $56^{\circ}01'30''$  East, along the Southerly line of Sixth Street, a distance of 48.79 feet to the point of beginning.

LESS AND EXCEPT a tract of land described as follows: Beginning at the intersection of the Westerly line of Owens Street and the Southerly line of Sixth Street as now located; thence North  $56^{\circ}01'33''$  West, 176.10 feet, more or less, to the Easterly line of Deed Volume 82, page 96, and the true point of beginning of the strip of land to be described; thence South  $0^{\circ}57'30''$  East 48.79 feet to the Westerly line of said deed, 110 feet; thence North  $56^{\circ}01'33''$  West 48.79 feet to the Southerly line of Sixth Street; thence South  $56^{\circ}01'33''$  East 48.79 feet to the true point beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.  
 of Oct. A.D. 19 88 at 12:28 o'clock PM., and duly recorded in Vol. MR8  
 of Mortgages on Page 18093  
 By Evelyn Biehn County Clerk  
Pauline Mullender

FEE \$18.00