

09-13702 MTC 20878

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36695

K-39835
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 August 7, 1987, executed and delivered by David S. MacIvor, as to an undivided 40% interest; Peter C. * as grantor and recorded on August 14, 1987, in the Mortgage Records of Klamath County, Oregon, in book/reel/volume No. M87 at page 14642, or as document/fee/file/instrument/microfilm No. 78127 (indicate which), conveying real property situated in said county described as follows:
*Van der Boom, as to an undivided 15% interest; Vincent Hanson Dutcher, Jr., as to an undivided 15% interest; Monte D. Young, as to an undivided 15% interest; and Marvin L. Williams, as to an undivided 15% interest.

DESCRIPTION OF PROPERTY

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

All of Enterprise Tract No. 26, EXCEPT the South 697 feet and EXCEPT the East 260 feet; ALL of Enterprise Tract No. 31, EXCEPT that portion which is included in the plat of Sunnyland.

ALSO EXCEPTING THEREFROM the following 5 parcels of property:
Parcel 1:

Beginning at the Northeast corner of Lot 9, Elm Park in Klamath County, Oregon; thence N. 0°53' W. 246.95 feet to a point on the South line of a canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left (the chord of which bears N. 55°55' W. 93.57 feet) a distance of 93.63 feet; thence S. 0°05' E. 300.63 feet to a point on the North line of said Lot; thence N. 89°06' E. 80.87 feet to the place of beginning, being situated in the SW¼ of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, 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 singular includes the plural.
IN WITNESS WHEREOF, the undersigned trustee has executed this instrument; if the undersigned is a corporation, it has caused its name to be signed and its seal affixed by its officers, duly authorized thereto by its Board of Directors.

DATED: January 30, 1989

KLAMATH COUNTY TITLE COMPANY

By: R. E. Veatch
President

Trustee

(If executed by a corporation, affix corporate seal.)

(If the trustee who signs above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of _____ ss.

This instrument was acknowledged before me on _____, 19____, by _____

STATE OF OREGON,

County of Klamath

This instrument was acknowledged before me on January 30, 1989, by R. E. Veatch

as President of Klamath County Title Company

Debra B. Bingham
Notary Public for Oregon

My commission expires: 12-19-92 (SEAL)

(SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal S&L
540 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of _____ ss.

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

'89 FEB 2 PM 3 35

description continued

Parcel 2:

Beginning on the North line of Lot 9, Elm Park in Klamath County, Oregon, at a point which is 80.87 feet S. 89°06' W. from the Northeast corner of said Lot; thence N. 0°05' W. 300.63 feet to a point on the South line of a Canal; thence along the South line of said Canal and long the arc of a 714.22 foot radius curve to the left (the chord of which bears N. 65°25' W. 143.05 feet) a distance of 143.29 feet; thence S. 0°05' E. 362.19 feet to a point on the North line of said Elm Park; thence N. 89°06' E. 130.01 feet to the place of beginning, being situated in the SW $\frac{1}{4}$ of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

Beginning on the North line of Elm Park in Klamath County, Oregon, at a point which is 210.88 feet S. 89°06' W. from the Northeast corner of Lot 9, Elm Park; thence S. 89°06' W. 170.52 feet to a point; thence N. 0°05' W. 400.59 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left to a point which is N. 0°05' W. 362.19 feet from the point of beginning; thence S. 0°05' E. 362.19 feet to the place of beginning, being situated in the SW $\frac{1}{4}$ of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4:

Commencing at the Northeast corner of Lot 37, Enterprise Tracts, Klamath County, Oregon; thence S. 0°15'30" E., along the centerline of Avalon Street, 355.75 feet; thence S. 56°38'10" E., 36.03 feet to a point on the East boundary of said street for the true point of beginning; thence S. 56°38'10" E. 108.05 feet; thence S. 73°31'10" E., 41.51 feet; thence N. 79°52' E., 103.20 feet; thence N. 70°29'20" E., 154.58 feet; thence N. 89°25'40" E., 82.78 feet; thence N. 1°24'20" W., 31.01 feet; thence N. 89°25'40" E., 50.00 feet; thence North 134.58 feet, to the Southwesterly boundary of the U.S.R.S. "A" Canal; thence along said canal boundary N. 81°17' W., 23.93 feet; thence 299.22 feet along the arc of a curve right (which arc has a radius of 433.10 feet and a long chord of N. 61°29'30" W., 293.30 feet); thence N. 41°42' W., 183.35 feet to the Southeasterly boundary of Eberlein Avenue; thence along said boundary S. 47°52'54"30" W., 144.93 feet to the East boundary of Avalon Street; thence along said boundary S. 0°15'30" E., 348.87 feet to the true point of beginning.

Parcel 5:

A parcel of land, situated in Tract 31 Enterprise Tracts, in Klamath County, Oregon; being more particularly described as follows:

Beginning at a 1/2 inch rebar marking the Northwest corner of Block 1, Sunnyland Subdivision, said point also being on the Easterly right of way line of Avalon Street; thence N. 00°15'30" W., 237.85 feet, along the Easterly right of way line of Avalon Street, to a 1/2 inch rebar; thence S. 56°38'10" East 99.79 feet to a 1/2 inch rebar; thence S. 73°31'10" E., 47.66 feet to a 1/2 inch rebar; thence N. 79°52'00" E., 108.29 feet to a 1/2 inch rebar; thence N. 70°29'20" E., 50.00 feet to a 1/2 inch rebar; thence S. 89°24'00" E., 54.07 feet to a 1/2 inch rebar; thence S. 00°11'48" E., 183.24 feet to a 1/2 inch rebar; thence S. 89°45'30" W., 20.00 feet to a 1/2 inch rebar; thence S. 00°11'48" E., 20.00 feet to a 1/2 inch rebar on the Northerly boundary of Sunnyland Subdivision; thence S. 89°45'30" W., 316.48 feet, along the Northerly boundary of Sunnyland Subdivision to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day of Feb. A.D., 19 89 at 3:35 o'clock PM., and duly recorded in Vol. M89 of Mortgages on Page 2133.
 Evelyn Blehn County Clerk
 By Douglas Mullen

FEE \$13.00