

20176

MTC 1396-2284  
DEED OF RECONVEYANCE

Vol. m90 Page 18557

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated March 8th, 1988, executed and delivered by Earl F. Fernlund and Carolyn L. Fernlund, as tenants by the entireties, as grantor and recorded on March 16, 1988, in the Mortgage Records of Klamath County, Oregon, in book/reel/volume No. M88 at page 3697, or as document/fee/file/instrument/microfilm No. (indicate which), conveying real property situated in said county described as follows:

A portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 23, Township 39 south, range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which is south 0°40'29" west 165 feet and north 89°31'24" west 281.0 feet, more or less, from the brass cap which marks the north quarter corner of said section 23; thence south 10°45'24" East 391.5 feet to an iron pin which is also on the northwesterly right of way of the Klamath Falls-Keno highway; thence south 55°57'10" west 157.5 feet along said right of way to an iron pin; thence south 89°31'24" east 60.00 feet, more or less to the point of beginning.

MOUNTAIN TITLE COMPANY, Inc. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 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: September 11, 1990

*Melvin D. Ferguson*

Melvin D. Ferguson

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, } ss.  
County of Klamath

This instrument was acknowledged before me on September 11, 1990, by Melvin D. Ferguson

*Evelyn Biehn*  
Notary Public for Oregon  
My commission expires: 9/12/93

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_ of \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (SEAL)

Earl F. Fernlund  
Carolyn L. Fernlund

GRANTOR'S NAME AND ADDRESS

South Valley State Bank

GRANTEE'S NAME AND ADDRESS

After recording return to:  
South Valley State Bank  
801 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*

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 14th day of Sept., 1990, at 4:23 o'clock P.M., and recorded in book/reel/volume No. M90 on page 18557 or as fee/file/instrument/microfilm/reception No. 20176, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By *Pauline M. Mulvane* Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee 48.00

1990-SEP 14 PM 4 23