

24932

DEED OF RECONVEYANCE

Vol. m91 Page 1158

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated MARCH 19, 1987, executed and delivered by JOHN NOVAK AND PAUL NOVAK AS TENANTS IN COMMON as grantor and recorded on MARCH 25, 1987, in the Mortgage Records of KLAMATH County, Oregon, in book/reel/volume No. M87 at page 4859, or as document/fee/file/instrument/microfilm No. _____ (indicate which), conveying real property situated in said county described as follows:

SEE ATTACHED EXHIBIT "A" BY THIS REFERENCE MADE A PART HERETO.

[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: JAN 19, 1991

WILLIAM P. BRANDSNESS, 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 Klamath

ss.

This instrument was acknowledged before me on January 15, 1991, by

WILLIAM P. BRANDSNESS

Notary Public for Oregon

My commission expires: 9/16/93

STATE OF OREGON,

County of _____

ss.

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

as _____

of _____

Notary Public for Oregon

My commission expires: _____

(SEAL)

JOHN AND PAUL NOVAK

GRANTOR'S NAME AND ADDRESS

SOUTH VALLEY STATE BANK

GRANTEE'S NAME AND ADDRESS

After recording return to:

SOUTH VALLEY STATE BANK

801 MAIN STREET

KLAMATH FALLS OR 97601

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,

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

A tract of land situated in the SW1/4 of the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of said Section 3, thence South 00 degrees 00 1/2' East along the Westerly boundary of said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75.0 feet distant from, at right angles Northeasterly from the center line of the Klamath Falls-Lakeview Highway, also known as South Sixth Street as the same is now located and constructed, said parallel line being the Northerly right of way line of said Highway; thence South 55 degrees 52 1/2' East along said right of way line 1216.2 feet, more or less, to an iron peg marking the true beginning point of this description, from which a cross chiseled in the concrete sidewalk for a witness mark by the Oregon State Highway Commission on July 15, 1947, bears South 34 degrees 07 1/2' West 10.0 feet; said beginning point also marks the center line of the party wall between the lands of Swan Lake Moulding Company and Frank P. Drew covered by party wall agreement dated June 1, 1948, and filed January 25, 1949, in Klamath County Deed Records in Volume 228, page 196 and further covered by extended party wall agreement dated August 26, 1968, in Klamath County Deed Records in Volume M68, page 7816; running thence at right angles to said Sixth Street North 34 degrees 07 1/2' East following center line of said party wall and its extension 175.0 feet to an iron pin set in the Southwesterly boundary of the County Road known as Pershing Way; thence South 55 degrees 52 1/2' East 50.0 feet along said Southwesterly boundary to an iron peg marking the boundary between the lands of the Novak Parts Supply Inc. and Swan Lake Moulding Company; thence South 34 degrees 07 1/2' West 175.0 feet along said boundary to an iron peg in the Northerly right of way boundary of South Sixth Street, from which the cross chiseled in the concrete sidewalk for a witness mark by the O. S. H. C. bears South 34 degrees 07 1/2' West 10.0 feet, thence from said iron peg North 55 degrees 52 1/2' West along said boundary 50.0 feet to the place of beginning containing .2 acres, more or less, of land in Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of S. Valley State Bank the 17th day
of Jan. A.D. 19 91 at 11:17 o'clock A M., and duly recorded in Vol. M91
of Mortgages on Page 1158

FEE \$13.00

Evelyn Biehn County Clerk

By Charles Mullenbore