

25034

DEED OF RECONVEYANCE

Volume Page 1417

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated MARCH 15TH, 1985, executed and delivered by JAMES R. TITUS AND FREDIA J. TITUS, AS TENANTS BY THE ENTIRETY, as grantor and recorded on APRIL 9TH, 1985, in the Mortgage Records of KLAMATH County, Oregon, in book/reel/volume No. M85 at page 5133, or as document/fee/file/instrument/microfilm No. _____ (indicate which), conveying real property situated in said county described as follows:

All equipment and fixtures of Titus Enterprises, Inc., (James R. Titus and Fredia J. Titus) now or hereafter acquired, including without limitation the following equipment and fixtures: 25' x 85' building consisting of three bays, a waiting room and office backing up to the side of a car wash and a canopy covering the entrance of the car wash which is to be used as a detail shop. All equipment, tools, parts, inventory of the car wash and detail shop, now owned or hereafter acquired.

The above goods are or are to become fixtures on land located at the southeast corner of South Sixth Street and East Main Street, specifically known as Lots 2, 3, 4 and the North one-half of Lot 5, all in Block 207, MILLS SECOND ADDITION TO THE City of Klamath Falls, Oregon, which is on lease to Atlantic Richfield Company and subleased to James R. Titus and Fredia J. Titus who have assigned the sublease and all future extensions thereof, subject to terms of prior agreement, to South Valley State Bank.

This financing statement is to be recorded in the real estate records.

The name of the record owner of the real estate is Dean J. Hall.

(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 18, 1991

(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 18, 1991, by

WILLIAM P. BRANDSNESS

Michael A. Miller
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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

S. 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.

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of Jan., 1991, at 11:39 o'clock A.M., and recorded in book/reel/volume No. M91 on page 1417 or as fee/file/instrument/microfilm/reception No. 25094, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Charles Mueller Deputy

Fee \$8.00

91 JAN 22 AM 11 39