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27362

DEED OF RECONVEYANCE

Vol. map Page 5316

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated DECEMBER 5, 1990, executed and delivered by ROOKSTOOL & ALTER, A CO-PARTNERSHIP CONSISTING OF JACK L ROOKSTOOL AND MARTIN D ALTER as grantor and recorded on DECEMBER 10, 1990, in the Mortgage Records of KLAMATH County, Oregon, in book/reel/volume No. M90 at page 24436, or as document/fee/file/instrument/microfilm No. _____ (indicate which), conveying real property situated in said county described as follows:

SEE ATTACHED EXHIBIT "B" 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: MARCH 21, 1991.

William P Brandsness
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
March 21, 1991, by

WILLIAM P. BRANDSNESS

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: _____

Trustee

(SEAL)

ROOKSTOOL & ALTER

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

24438

EXHIBIT B

LEGAL DESCRIPTION

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

A portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2 Township 39 S.R. 9 E.W.M., more particularly described as follows: Beginning at a one-inch axle marking the Southwesterly corner of Lot 82 of Pleasant Home Tracts, a duly recorded Subdivision; thence North 89°24'30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00°35'00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88°59'04" East along said Northerly right of way line 102.50 feet to a P-K Nail; thence North 00°35'00" West a distance 115.88 feet to the true point of beginning of this description; thence continuing North 00°35'00" West 153.05 feet to a P-K Nail; thence North 45°25'00" East 27.79 feet to a P-K Nail; thence South 88°35'00" East 122.52 feet to a P-K Nail on the Easterly line of that parcel of land as described in Deed Volume M-72, page 760, records of Klamath County, Oregon; thence South 00°35'00" East along said Easterly line a distance of 167.00 feet; thence South 88°59'04" West a distance of 142.50 feet to the true point of beginning. Bearings based on Survey No. 1480 as recorded in the office of the Klamath County Surveyor.

SAVING AND EXCEPTING the following described parcel of real property:

A portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a 1 inch axle marking the Southwesterly corner of Lot 82, Pleasant Home Tracts, a duly recorded subdivision; thence North 89°24'30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00°35'00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88°59'04" East along said Northerly right of way line 102.50 feet to a P-K Nail; thence North 00°35'00" West a distance of 115.88 feet to the true point of beginning of this description, as marked by a $\frac{1}{2}$ inch iron pin; thence North 88°59'04" East 142.50 feet to a $\frac{1}{2}$ inch iron pin on the easterly line of that parcel of land as described in Deed Volume M-72, page 760, Records of Klamath County, Oregon; thence along said easterly line North 00°35'00" West 38.55 feet to a 5/8 inch iron pin; thence South 89°25'00" West 142.52 feet to a 5/8 inch iron pin; thence South 00°35'00" East 39.47 feet to the true point of beginning, containing 5559.71 Square feet (0.13 acres) more or less, with bearings based on Survey No. 1480, as recorded in the office of the County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of S. Valley State Bank the 26th day of March A.D., 19 91 at 10:26 o'clock A M., and duly recorded in Vol. M91 of Mortgages on Page 5316.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullendore