



MOUNTAIN TITLE COMPANY of Klamath County

407 MAIN • KLAMATH FALLS, OREGON 97601 • TELEPHONE (503) 883-3401 • FAX (503) 882-0620

36880

MTC NO: 22075-KR
DEED OF RECONVEYANCE

Vol. ma Page **23016**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned Trustee or Successor Trustee under that certain Trust Deed dated September 28, 1989, executed and delivered by John A.R. Kater and Cher C. Kater, and recorded on September 29, 1989, in Volume M 89, Page 18424, and Instrument No. 5829, in Microfilm Records of Klamath County, Oregon, conveying real property situated in said county described as follows:

The South 1/2 SW 1/4 NW 1/4 of Section 17, Township 38 South, Range 9 East of the Willmette 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 masculine gender includes the feminine and neuter and 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 corporate name to be signed.

DATED: 11/1, 1991.

By: Linda Stelle
Linda Stelle, President
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY

STATE OF OREGON, County of Klamath) ss.

11/1, 1991.
Personally appeared Linda Stelle who, being duly sworn, did say that she is the President of MTC, Inc., an Oregon corporation dba Mountain Title Company of Klamath County, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and she acknowledged said instrument to be its voluntary act and deed.

BEFORE ME:

Nancy M. Minnich
Notary Public for Oregon

My Commission Expires: 6-8-92

After recording return to:

John A.R. Kater and Cher C. Kater

2037 W. San Lorenzo

Santa Ana, CA 92704

Until a change is requested all tax statements shall be sent to the following address:

NO CHANGE

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.

on this 4th day of Nov. A.D., 19 91
at 9:51 o'clock A M. and duly recorded
in Vol. M91 of Mortgages Page 23016.

Evelyn Biehn County Clerk

By Paula M. Mulder Deputy.

Fee, \$8.00

15 6 NY 4 NOV 16.

23015

ATTACHMENT "A"

The Seller named in this Contract hereby grants to the Buyer, the option to renew said Contract for an additional five (5) years on October 1, 1996, with the rate of interest being changed to that rate of interest presently being charged by the U.S. National Bank of Oregon for their 90% real estate loans. If the interest rate should be increased at that time, then the monthly payment will be adjusted to compensate for any additional interest. The Contract would then be all due and payable on October 1, 2001.

Seller is responsible to notify Title Company of any change.

INITIAL

JP
Ref

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of Nov. A.D., 19 91 at 9:51 o'clock A.M., and duly recorded in Vol. M91,
of Deeds on Page 23013.

Evelyn Biehn • County Clerk

FEE \$38.00

By

Pauline M. Mieland

And it is understood and agreed between said parties that time is of the essence of this contract, and in case the buyer shall fail to make the payments above required, or any of them, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, then the seller at seller's option shall have the following rights:

- (1) To declare this contract cancelled for default and null and void, and to declare the purchaser's rights forfeited and the debt extinguished, and to retain sums previously paid hereunder by the buyer;
- (2) To declare the whole unpaid principal balance of said purchase price with the interest thereon at once due and payable;
- (3) To withdraw said deed and other documents from escrow; and/or
- (4) To foreclose this contract by suit in equity.

In any of such cases, all rights and interest created or then existing in favor of the buyer as against the seller hereunder shall utterly cease and the right to the possession of the premises above described and all other rights acquired by the buyer hereunder shall revert to and re-vest in said seller without any act of re-entry, or any other act of said seller to be performed and without any right of the buyer of return, reclamation or compensation for moneys paid on account of the purchase of said property as absolutely, fully and perfectly as if this contract and such payments had never been made; and in case of such default all payments theretofore made on this contract are to be retained by and belong to said seller as the agreed and reasonable rent of said premises up to the time of such default. And the said seller, in case of such default, shall have the right immediately, or at any time thereafter, to enter upon the land aforesaid, without any process of law, and take immediate possession thereof, together with all the improvements and appurtenances thereon or thereto belonging.

The buyer further agrees that failure by the seller at any time to require performance by the buyer of any provision hereof shall in no way affect seller's right hereunder to enforce the same, nor shall any waiver by said seller of any breach of any provision hereof be held to be a waiver of any succeeding breach of any such provision, or as a waiver of the provision itself.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 28,600.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which). (1)

In case suit or action is instituted to foreclose this contract or to enforce any provision hereof, the losing party in said suit or action agrees to pay such sum as the trial court may adjudge reasonable as attorney's fees to be allowed the prevailing party in said suit or action and if an appeal is taken from any judgment or decree of the trial court, the losing party further promises to pay such sum as the appellate court shall adjudge reasonable as the prevailing party's attorney's fees on such appeal.

In construing this contract, it is understood that the seller or the buyer may be more than one person or a corporation; that if the context so requires, the singular pronoun shall be taken to mean and include the plural and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but their respective heirs, executors, administrators, personal representatives, successors in interest and assigns as well.

IN WITNESS WHEREOF, said parties have executed this instrument in duplicate; if either of the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal affixed hereto by its officers duly authorized thereunto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

* BUYER: Comply with ORS 93.905 at seq prior to exercising this remedy.
NOTE—The sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030.

(If executed by a corporation,
affix corporate seal)

(If the signer of the above is a corporation,
use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Clatsop

This instrument was acknowledged before me on Oct 8, 1991 by

Thomas A. Parker III

Notary Public for Oregon

(SEAL)

My commission expires: 11/12/91

STATE OF OREGON,

County of _____

This instrument was acknowledged before me on _____

19 _____, by _____

as _____

of _____

Notary Public for Oregon

My commission expires: _____

(SEAL)

ORS 93.635 (1) All instruments contracting to convey fee title to any real property, at a time more than 12 months from the date that the instrument is executed and the parties are bound, shall be acknowledged, in the manner provided for acknowledgment of deeds, by the conveyer of the title to be conveyed. Such instruments, or a memorandum thereof, shall be recorded by the conveyer not later than 15 days after the instrument is executed and the parties are bound thereby.

ORS 93.990(3) Violation of ORS 93.635 is punishable, upon conviction, by a fine of not more than \$100.

(DESCRIPTION CONTINUED)