

39020

DEED OF RECONVEYANCE

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KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated NOVEMBER 30, 1990, executed and delivered by TIM M AMUCHASTEGUI AND CECILIA M. AMUCHASTEGUI, HUSBAND AND WIFE as grantor and recorded on DECEMBER 5, 1990, in the Mortgage Records of KLAMATH County, Oregon, in book/reel/volume No. M90 at page 24143, 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 an officer or other person duly authorized to do so by its Board of Directors.

DATED: December 19, 1991

William P Brandsness  
WILLIAM P BRANDSNESS, TRUSTEE

STATE OF OREGON, County of Klamath Trustee  
( ) ss.  
This instrument was acknowledged before me on December 18, 1991,  
by William P Brandsness  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_



Kirk D Vogler  
Notary Public for Oregon  
My commission expires 10-20-95

TIM AND CECILIA AMUCHASTEGUI

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

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

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

SPACE RESERVED  
FOR  
RECORDER'S USE

1800

EXHIBIT "A"  
LEGAL DESCRIPTION

All of vacated Blocks 9, 10, 14, 15 and 16 and vacated Lots 7, 8, 9, 10, 11 and 12, Block 11, NOB HILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH the vacated streets and alleys which inured thereto, by Ordinance No. 6141, recorded April 25, 1978 in Volume M73, page 8128, Microfilm Records of Klamath County, Oregon.

EXCEPT that portion lying within the plat of NOB HILL REPLAT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the following 3 parcels of property:

#1 EXCEPT A tract of land situated in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Blocks 11, 14 and 15 and vacated Street in NOB HILL ADDITION to Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly right of way line of Wade Circle, said point being North 64 degrees 19' 00" East 60.00 feet from the most Northerly corner of Lot 1, Block 5, of TRACT 1145-NOB HILL REPLAT, a duly recorded subdivision; thence North 64 degrees 19' 00" East 120.00 feet to a 5/8 inch iron pin designated as point A; thence South 61 degrees 54' 39" East 118.32 feet to a 5/8 inch iron pin designated as point B; thence South 25 degrees 59' 00" West 167.91 feet to a 5/8 inch iron pin on the Northerly right of way line of said Wade Circle; said point being on a curve (radius point bears North 25 degrees 59' 00" East 270.00 feet); thence along the arc of said curve to the right (central angle = 38 degrees 20' 00") 180.64 feet; thence North 25 degrees 41' 00" West 32.12 feet to the point of beginning, with bearings based on said TRACT 1145- NOB HILL REPLAT.

#2 EXCEPT a tract of land situated in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of vacated Block 15 and vacated Streets in NOB HILL ADDITION to Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 1, Block 5 of TRACT 1145-NOB HILL REPLAT, a duly recorded subdivision; thence North 64 degrees 19' 00" East 60.00 feet to the Northerly right of way line of Wade Circle; thence along said Northerly right of way line, South 25 degrees 41' 00" East 32.12 feet, along the arc of a curve to the left (radius= 270.00 feet, central angle = 38 degrees 20' 00") 180.64 feet to a 5/8-inch iron pin marking the True Point of Beginning of this

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description; thence North 25 degrees 59' 00" East 167.91 feet to a 5/8 inch iron pin designated as Point B; thence South 61 degrees 54' 39" East 87.00 feet to a 5/8-inch iron pin designated as Point C; thence South 28 degrees 13' 59" East 125.00 feet to a 5/8-inch iron pin designated as Point D on the Northwesterly right of way line of Wade Circle; thence along said right of way line, South 42 degrees 46' 01" West 60.00 feet, along the arc of a curve to the right (radius = 20.00 feet, central angle = 64 degrees 41' 59") 22.58 feet, North 72 degrees 32' 00" West 116.13 feet, along the arc of a curve to the right (radius = 270.00 feet, central angle = 02 degrees 31' 00") 40.13 feet to the True Point of Beginning, with bearings based on said TRACT 1145-NOB HILL REPLAT.

#3 EXCEPT a parcel of land in the Northeast one-quarter of the Southeast one-quarter of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath Falls, Oregon. Said parcel being a portion of Block 15 and Elliot Avenue of the Vacated NOB HILL SUBDIVISION and being more particularly described as follows:

Commencing at the most Northerly corner of Lot 1, Block 5 of TRACT 1145- NOB HILL REPLAT; running thence North 64 degrees 19' 00" East 60.00 feet to the Northerly right-of-way line of Wade Circle; thence along said right-of-way line South 25 degrees 41' 00" East 32.12 feet; thence 180.64 feet along a 270.00 foot radius curve left, the long chord of which bears South 44 degrees 51' 00" East 177.29 feet; thence North 25 degrees 59' 00" East 167.91 feet to the True Point of Beginning; said point being North 85 degrees 13' 03" East 267.52 feet from the NE corner of Lot 1, Block 5, TRACT 1145, NOB HILL REPLAT; thence North 25 degrees 59' 00" East 97.83 feet; thence North 87 degrees 06' 13" East 70.18 feet; thence South 28 degrees 14' 07" East 192.02 feet to the Northerly right-of-way line of Wade Circle; thence along said right-of-way, South 42 degrees 46' 01" West 100.00 feet; thence, leaving said right-of-way, North 28 degrees 13' 59" West 125.00 feet; thence North 61 degrees 54' 39" West 87.00 feet to the True Point of Beginning.

Tax Account No: 3809 020DA 00600  
3809 020DA 01100  
3809 020DA 00800  
3809 020DA 02200  
3809 020DA 02400

3809 020DA 00700  
3809 020DA 00900  
3809 020DA 02100  
3809 020DA 02300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 24th day  
of December A.D., 19 91 at 12:56 o'clock P.M., and duly recorded in Vol. M91  
of Mortgages on Page 26792.

Evelyn Biehn County Clerk  
By Suzanne Mullendore

FEE \$18.00