

39903

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated March 17, 19 87, executed and delivered by Raymond D. Rickards and Gail H. Rickards, husband and wife, as grantor and recorded on March 23, 19 87, in the Mortgage Records of Klamath County, Oregon, in Book/Reel/Volume No. M87 at Page 4842, or as Document/Fee/File/Instrument/Microfilm No. _____ (indicate which), conveying real property situated in said county described as follows:

SEE ATTACHED LEGAL

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; and has caused its name to be signed by an officer or other person duly authorized to do so by its Board of Directors.

WILLAMETTE VALLEY TITLE CO.

DATED: January 10, 1992

By: [Signature]
(Trustee) Judy Whitlow, Vice President

STATE OF OREGON,

County of Marion

This instrument was acknowledged before me on January 10, 19 92 by Judy Whitlow as Vice President of Willamette Valley Title Co.

(Notary Public for Oregon)

My commission expires: 040494

After Recording Return To:

Mr. & Mrs. Raymond Rickards 27431 Rocky Point Road, Klamath Falls, Oregon 97601

(Name, Address, Zip)

92 JAN 13 PM 3 57

DESCRIPTION

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

PARCEL 1:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ which lies South 87°43' West along said North line a distance of 500 feet from the Northeast corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence, South 2°17' East a distance of 140.0 feet, more or less, to the Northwest corner of that certain tract of land conveyed to Clifford Daniel Miller by deed recorded in Volume M66 page 11211, Deed records of Klamath County, Oregon; thence, South 84°42' East along the North line of said Miller Tract a distance of 75.75 feet, more or less, to the Southwest corner of that certain tract of land conveyed to John L. Gross, et ux by Deed recorded in Volume M66 page 10168, Deed records of Klamath County, Oregon; thence North 2°17' West along the West line of said Gross Tract a distance of 150 feet, more or less, to a point on the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence, South 87°43' West along said North line a distance of 75.0 feet, more or less, to the point of beginning.

PARCEL 2:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3, thence, West along the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3 a distance of 350 feet to an iron pin set in concrete and located on said North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ and which is a corner of the Tract of land conveyed to C. T. Darley by Deed recorded in Volume 342 page 209, Deed records of Klamath County, Oregon, and which is the true point of beginning of this description; thence, South 2°17' East along the West line of said Tract conveyed to C. T. Darley by said deed recorded in Volume 342 page 209, Deed records of Klamath County, Oregon, a distance of 160 feet, more or less, to a pipe set in concrete; thence, North 84°42' West a distance of 75.75 feet to an iron pin; thence, North 2°17' West a distance of 150 feet to a 3/4 inch iron pipe located on the North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3; thence, East on said North line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 3 a distance of 75 feet to the point of beginning.

TOGETHER WITH right of ingress and egress to the West Side Highway over the existing Private 20 foot wide Roadway, as contained in the Deed from Vivian N. Todd to Clifford Daniel Miller, recorded October 21, 1966 in Volume M66 page 11211, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 16th day of Jan. A.D., 19 92 at 3:57 o'clock P. M., and duly recorded in Vol. M92, of Mortgages on Page 1026.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mulendore