

46898

DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated May 1, 1991, executed and delivered by James L. Spears, as tenants by the entirety husband and wife, as grantor and recorded on May 1, 1991, at 8069 in the Mortgage Records of Klamath County, Oregon, in book/reel/volume No. M91 at 8069 (indicate which), conveying real property situated in said county described as follows:

See Exhibit A

(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 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 and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

DATED: June 15, 1991

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(If the trustee who signs above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath
June 15, 1991

Personally appeared the above named Bradford J. Aspell

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 11-4-94

James L. and Sandra L. Spears
5143 S. 6th Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Cathleen A. Byrd
2345 Polk St. #6
San Francisco, CA 94109
GRANTEE'S NAME AND ADDRESS

After recording return to:

Aspell, Della-Rose & Richard
122 South Fifth Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

James L. and Sandra L. Spears
5143 S. 6th Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____, and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

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.

By _____ TITLE Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the S1/2 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South 1/4 corner of Section 12; thence Easterly 662.32 feet along the South section line of Section 12 to a point; thence North 26 degrees 31' 58" West, 649.63 feet more or less to a 5/8" iron rod; thence South 82 degrees 30' 46" West, 1300.84 feet to a 5/8" iron rod on the East shore line of Upper Klamath Lake; thence Southeasterly along the East shore line of Upper Klamath Lake to the Northwest corner of SUNSET BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence running Northeasterly and Southeasterly along the Northerly and Easterly boundary lines of said plat of SUNSET BEACH, to a point at the intersection with the South section line of Section 12; thence Easterly along the South section line of Section 12 to the point of beginning.

EXCEPTING THEREFROM A parcel of land situated in the SW1/4 SE1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Parcel 1 of the tract of land described in Deed Volume M79, page 4330, Microfilm Records of Klamath County, Oregon and being more particularly described as follows:

Beginning at the South 1/4 corner of Section 12; thence South 89 degrees 54' 30" East, along the South line of said SW1/4 SE1/4, 662.32 feet to the Southeast corner of said Tract of land; thence North 26 degrees 31' 58" West, 649.63 feet to a 5/8" iron pin marking the Northeast corner of said tract of land; thence South 82 degrees 30' 46" West, along the Northerly line of said Tract of land, 374.42 feet to a point on the West line of said SW1/4 SE1/4; thence South 00 degrees 09' 00" West, 531.36 feet to the point of beginning, with bearings and distances based on record of survey no. 2894.

SUBJECT TO a non-exclusive easement for ingress and egress over and across a 60 foot strip along the West boundary defined by the East shore line of Upper Klamath Lake and along the South boundary defined by the Northerly line of SUNSET BEACH plat herein described.

SUBJECT TO: a 10 foot wide walkway easement situated in the SE1/4 SW1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A 10 foot wide strip of land lying Southerly of and adjacent to the Northerly line of Parcel 1 of that parcel of land described in Deed Volume M79, page 4330. Microfilm Records of Klamath County, Oregon. The North line of said easement being further described as follows: Beginning at a point on the East line of said SE1/4 SW1/4, said point being North 00 degrees 09' 00" East 531.36 feet from the South 1/4 corner of said Section 12; thence South 82 degrees 30' 46" West 930 feet, more or less, to Klamath Lake.

ALSO SUBJECT TO an easement for septic purposes lying within a 150 foot by 350 foot parcel of land situate in the SE1/4 SW1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A 150 foot wide strip of land lying Westerly of and adjacent to the Northerly 350 feet of the East line of said SE1/4 SW1/4, lying within that tract of land described as Parcel 1 in Deed Volume M79, page 4330, Microfilm Records of Klamath County, Oregon. Said East line being further described as follows: Beginning at the South 1/4 corner of said Section 12; thence North 00 degrees 09' 00" East, along said East line, 531.36 feet to a point on the North line of said tract of land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspell, Della-Rose & Richard the 1st day
of July A.D. 1992 at 9:05 o'clock A. M. and duly recorded in Vol. M92
of Mortgages on Page 14346
By Evelyn Biehn County Clerk
Dorinda M. Anderson

FEE

\$20.00