

60030

DEED OF RECONVEYANCE

Vol. 93 Page 8068

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated DECEMBER 18, 1987, executed and delivered by AUDIE SOYLAND AND LINDA SOYLAND, HUSBAND AND WIFE as grantor and recorded on DECEMBER 28, 1987, in the Mortgage Records of KLAMATH County, Oregon, in book/reel/volume No. M87 at page 23028, and/or as fee/file/instrument/microfilm/reception No. 82928 (indicate which), conveying real property situated in that county described as follows:

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

having received from the beneficiary under the trust deed a written request to reconvey, reciting that the obligation secured by the 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 the described premises by virtue of the trust deed.

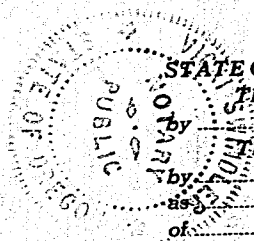
In construing this instrument and whenever its context so requires, the singular includes the plural.

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, if any, affixed by an officer or other person duly authorized to do so by its Board of Directors.

DATED April, 1993.

Melvin D. Ferguson
MELVIN D FERGUSON

Trustee



STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on April, 1993,
by Melvin D. Ferguson,
This instrument was acknowledged before me on _____, 19____,

Vicki Swindler Notary Public for Oregon
My commission expires 12-8-93

MELVIN D FERGUSON

Trustee's Name and Address

TO:
AUDIE AND LIND SOYLAND

After recording return to (Name, Address, Zip):
SOUTH VALLEY STATE BANK
801 MAIN STREET
KLAMATH FALLS OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

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 _____ and/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

The following described real property in Klamath County, Oregon:

PARCEL 1:

Beginning at a point which lies on the Westerly right of way line of the Dalles-California Highway which lies North 89 degrees 49' West a distance of 489.5 feet and South 6 degrees 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1230.3 feet and North 89 degrees 49' West a distance of 486.54 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 6 degrees 02' West parallel to the Westerly right of way line of the Dalles-California Highway a distance of 90 feet to a point; thence North 89 degrees 49' West parallel to the East-West quarter line a distance of 385.0 feet to a point which lies on the Easterly right of way line of the New Highway; thence in a Northwesterly direction following the Easterly right of way line of the New Highway a distance of 91.5 feet to a point; thence South 89 degrees 49' East parallel to the East-West quarter line a distance of 403 feet more or less to the point of beginning, in the N1/2 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

PARCEL 2:

Beginning at a point on the Westerly right of way line of the old Dalles-California Highway which lies North 89 degrees 49' West a distance of 489.5 feet and South 6 degrees 02' West along the Westerly right of way line of the old Dalles-California Highway a distance of 1320.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: Continuing South 6 degrees 02' West along the Westerly right of way line of the old Dalles-California Highway a distance of 60.3 feet to a point; thence North 89 degrees 49' West parallel to the East-West quarter line a distance of 844 feet to a point on the Easterly right of way line of the new Dalles-California Highway; thence in a Northwesterly direction along the Easterly right of way line at the new Dalles-California Highway a distance of 61 feet to a point; thence South 89 degrees 49' East parallel to the East-West quarter line a distance of 871.54 feet more or less to the point of beginning, in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

8070

PARCEL 3:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North 89 degrees 49' West a distance of 489.5 feet and South 6 degrees 02' West along the Westerly right of way line of the old Dalles-California Highway a distance of 1380.6 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: South 6 degrees 02' West along the Westerly right of way line of the old Dalles-California Highway a distance of 180 feet to a point; thence North 89 degrees 49' West a distance of 786.54 feet to a point which lies on the Easterly right of way line of the new highway; thence in a Northwesterly direction following Easterly right of way line of the new Dalles-California highway a distance of 182.98 feet to a point; thence South 89 degrees 49' East a distance of 844 feet more or less to a point of beginning, in the S1/2 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPT THAT PORTION described as follows:

Beginning at a point in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, which is North 89 degrees 49' West 489.5 feet to the Westerly right of way line of the old Dalles-California Highway; thence South 6 degrees 02' West along said highway right of way line, a distance of 1,560.6 feet, and thence North 89 degrees 49' West, 486.54 feet, from the center one-quarter corner of said Section 7, which point of beginning is the Southwest corner of a parcel of land described in a deed recorded in the Klamath County Deed Records, Volume 233 at page 170: thence North 89 degrees 49' West 299.46 feet, more or less, to the Easterly right of way line of the new Dalles-California Highway; thence North 11 degrees 37' West thence North 85 degrees 39' East 302.64 feet, to a point on the West line of that parcel of land described in a deed recorded in Klamath County Deed Records, Volume 233 at page 170; thence South 6 degrees 02' West 25 feet to the point of beginning; being a portion of the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

Tax Account No.: 3809 007C0 05600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of S. Valley State Bank
 of April A.D. 19 93 at 11:26 o'clock A.M., and duly recorded in Vol. M93 the 19th day
 of Mortgages on Page 8068
 FEE \$20.00
 Evelyn Biehn County Clerk
 By Pauline Mullendor