

NL

65216

MTC 29401-KR Vol. m93 Page 18247
DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated DECEMBER 28, 1987, executed and delivered by TERRY D. SHERRILL AND JANET R. SHERRILL, * as grantor and recorded on JANUARY 5, 1987, in the Mortgage Records of KLAMATH County, Oregon, in book/reel/volume No. M88 at page 139, and/or as fee/file/instrument/microfilm/reception No. 83159 (indicate which), conveying real property situated in that county described as follows:

SEE ATTACHED EXHIBIT "A"

* AN ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTIRETY

(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 July 23, 1993

Melvin D. Ferguson
MELVIN D FERGUSON

Trustee

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on July 23, 1993,by Melvin D. Ferguson

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____

Vicki Swindler

Notary Public for Oregon

My commission expires 12-8-93TERRY D SHERRILL
JANET R SHERRILL

Trustee's Name and Address

TO:

SOUTH VALLEY STATE BANK

After recording, transmit to Name, Address, Zip:

SOUTH VALLEY STATE BANK801 MAIN STREETKLAMATH FALLS, OR 97601

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

SAMESPACE RESERVED
FOR
RECORDER'S USE

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 _____ and/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

EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

PARCEL 1:

Lots 1, 2, 3, 4 and 5 in Block 106, Klamath Addition to the City of Klamath Falls, EXCEPT THEREFROM any portion of Lot 5 conveyed to the City of Klamath Falls.

PARCEL 2:

An irregular tract of land located in Government Lots 3 and 10, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at the East quarter corner of Section 32, Township 38 South, Range 9 East of the Willamette Meridian; thence South $69^{\circ}36'$ West a distance of 38.1 feet to a point on the Southeasterly line of Kinlock St.; thence South $38^{\circ}56'$ West along said Southeasterly line of Kinlock St. a distance of 16.47 feet to the true point of beginning; thence South $10^{\circ}46'$ West 246.59 feet, more or less, to its intersection with the Westerly line of Fifth Street in Klamath Falls, Oregon, if extended; thence North $51^{\circ}04'$ West a distance of 116.51 feet, more or less, to the intersection of said Westerly line of Fifth St. and the Southeasterly line of Kinlock St; thence North $38^{\circ}56'$ East a distance of 217.33 feet, along the said Southeasterly line of Kinlock St., to the point of beginning. EXCEPTING that part lying Northerly of the South line of South Fifth Street.

Beginning at the intersection of the centerline of Fifth Street and the Southeasterly line of Kinlock Street, as shown on the plat of Klamath Addition to the Town of Linkville, now Klamath Falls, on file in the office of the County Clerk, Klamath County Courthouse; thence North $51^{\circ}04'$ West along said centerline, a distance of 19.0 feet to a point, said point being the point of tangency of a curve concave to the East and having a radius of 30.00 feet, a radial line to said point bearing South $38^{\circ}56'$ West; thence Northerly along said curve a distance of 47.12 feet to a point on the Southwesterly line of Lot 6, Block 106 of said Klamath Addition, a radial line to said point bearing North $51^{\circ}04'$ West; thence South $51^{\circ}04'$ East along the Southwesterly line of said Lot 6 to the Southwest corner of said Lot 6; thence North $38^{\circ}56'$ East, a distance of 19.06 feet along the Southeasterly line of said Lot 6 to a point on the Southerly right of way line of the Klamath Falls-Lakeview Highway as relocated, said right of way being on a curve concave to the North having a radius of 316.48 feet and a central angle of $25^{\circ}28'23''$; thence Southeasterly along said curve right of way line a distance of 49 feet, more or less, to its intersection with the Southeasterly line of Kinlock Street; thence South $38^{\circ}56'$ West along said Southeasterly line a distance of 86 feet, more or less, to the point of beginning.

A tract of land situated in Lot 6, Block 106 of Klamath Addition to the Town of Linkville, now Klamath Falls, described as follows:

Beginning at the most Southerly corner of Lot 6, Block 106 of Klamath Addition to the Town of Linkville; thence North $51^{\circ}04'$ West along the Southwesterly line of said Lot 6, a distance of 14.00 feet to a point; thence North $38^{\circ}56'$ East a distance of 7.42 feet to a point on a curve concave to the North having a radius of 316.48 feet, a radial bearing to said curve at said point being South $00^{\circ}50'10''$ West; thence Easterly along said curve, a distance of 18.21 feet to a point on the Southeasterly line of said Lot 6, a radial bearing to said curve at said point being South $2^{\circ}27'39''$ East; thence South $38^{\circ}56'$ West along said Southeasterly line a distance of 19.06 feet to the true point of beginning.

PARCEL 3:

Commencing at the Northwest corner of Section 3, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, and running thence South $0^{\circ}00\frac{1}{2}'$ East 826.8 feet, more or less, along the West line of said Section 3 to its intersection with a line parallel to and 75.0 feet distant from (when measured at right angles to) the center line of Klamath Falls-Lakeview Highway (also known as South Sixth Street); thence South $55^{\circ}52\frac{1}{2}'$ East, parallel to said center line of South Sixth Street, 601.2 feet, more or less, to the true point of beginning of this description; thence North $34^{\circ}07\frac{1}{2}'$ East a distance of 175 feet; thence North $55^{\circ}52\frac{1}{2}'$ West 126 feet; thence South $34^{\circ}07\frac{1}{2}'$ West 175 feet; thence South $55^{\circ}52\frac{1}{2}'$ East 126 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 27th day
of July A.D., 19 93 at 9:21 o'clock A M., and duly recorded in Vol. M93,
of Mortgages on Page 18247.

Evelyn Biehn, County Clerk

By Pauline Muelandse

FEE \$20.00