

76921

03-02-94A09:12 RCVD

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PARTIAL RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee, or successor trustee, under that certain trust deed dated JUNE 11, 1991, executed and delivered by MARK WENDT HOMES, INC., AN OREGON CORPORATION as grantor and in which SOUTH VALLEY STATE BANK is named as beneficiary, recorded SEPTEMBER 26, 1991, in book/reel/volume No. M91 at page 19482 or as fee/file/instrument/microfilm/reception No. _____ (indicate which) of the mortgage records of KLAMATH County, Oregon, having received from the beneficiary under said deed, or beneficiary's successor in interest, a written request to reconvey a portion of the real property covered by said trust deed, does hereby, for value received, 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 following described portion of the real property covered by said trust deed, to-wit:

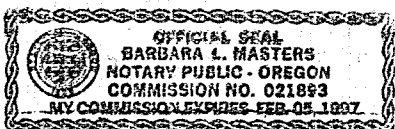
SEE ATTACHED EXHIBIT "A"

The remaining property described in said trust deed shall continue to be held by the said trustee under the terms of said deed. This partial reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said trust deed.

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

IN WITNESS WHEREOF, the undersigned trustee has executed this document; if the undersigned is a corporation, it has caused its name to be signed and seal affixed by an officer duly authorized thereto by order of the Board of Directors.

DATED: FEBRUARY 21, 1994



(If executed by a corporation, affix corporate seal.)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath } ss.

This instrument was acknowledged before me on February 21, 1994, by William P. Brandsness

[Signature]
Notary Public for Oregon

(SEAL)

My commission expires: 2-5-97

[Signature]
WILLIAM P. BRANDSNESS

Trustee

STATE OF OREGON,

County of _____ } ss.

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

as _____ of _____

Notary Public for Oregon

My commission expires: _____

(SEAL)

PARTIAL RECONVEYANCE

SOUTH VALLEY STATE BANK

TO

MARK WENDT HOMES, INC.

AFTER RECORDING RETURN TO

SOUTH VALLEY STATE BANK
PO BOX 5210
KLAMATH FALLS OR 97603

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

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.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"
Description of Property

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The following described property situate in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is North a distance of 2564.5 feet and West a distance of 1337.2 feet from the iron axle which marks the Southeast corner of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, said point of beginning also being on the Southerly right of way of Front Street (now known as Hank's Street) which point is 30.0 feet East of the Northeast corner of Block 2, Klamath Lake Addition, as shown on the official plat of said Klamath Lake Addition on file in the County Clerk's office in Klamath County, Oregon; and running South along the 1/16 line on the West side of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 19, a distance of 220.0 feet to the true point of beginning; thence North 70°53' East a distance of 232.3 feet; thence North 36°12' East to the South right of way line of Lakeport Blvd., thence Southeasterly along said right of way line to the Northwest corner of that property conveyed to Ralph Smith and Alice Smith husband and wife and William Smith and Wendell Smith, and described as Parcel 2 in Deed Volume 215 at page 170, Deed Records of Klamath County, Oregon, thence Southerly along the Westerly line of said Deed Volume 215 page 170, Deed Records of Klamath County, Oregon to the Southwest corner thereof, thence West to the Southeast corner of that certain property described in Deed Volume 285 on page 444, Deed Records of Klamath County, Oregon, said point being West 210 feet from the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 19; thence North 260 feet to the Northeast corner of that certain property described in Deed Volume 296 page 177, Deed Records of Klamath County, Oregon, thence West along the North line of said Deed Volume 210 feet to the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 19, thence North along said West line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of S. Valley State Bank the 2nd day
of March A.D., 19 94 at 9:12 o'clock A M., and duly recorded in Vol. M94
of Mortgages on Page 6515

FEE \$15.00

Evelyn Biehn County Clerk

By Douglas Miller