

83739

07-01-94 03:40 RCVD

Vol. mg4 Page 20694

RECORDING REQUESTED BY

Ms. Christie Ellis  
The Travelers Insurance Company

AND WHEN RECORDED MAIL TO:

Ms. Christie Ellis  
The Travelers Life & Annuity Company  
14001 North Dallas Parkway, Suite 800  
Dallas, Texas 75240

Aspen Title #01041935  
SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND PARTIAL RECONVEYANCE

TLAC Loan No. (122) 700079  
Store No. 1421

BY THIS DOCUMENT, The Travelers Life and Annuity Company ("Travelers"), a Connecticut corporation, beneficiary under the Deed of Trust (the "Deed of Trust") as more particularly described on Annex "1" attached hereto, hereby substitutes ASPEN TITLE COMPANY as trustee in place of and instead of the trustee named under the Deed of Trust listed on Annex "1" attached hereto.

Aspen Title Company, as substitute trustee, as herein appointed, under the Deed of Trust made by Edgemont Realty Partners, Ltd. ("Edgemont"), a Texas limited partnership, trustor, having been requested by the holder of the note (the "Note") and other obligations which are partially secured by the Deed of Trust, to reconvey a portion of the estate granted to said trustee under the Deed of Trust, DOES HEREBY RECONVEY unto the person or persons legally entitled thereto, without warranty or recourse, all the estate, title and interest acquired by said trustee under the Deed of Trust in and to that portion of the property described on Exhibit "A" attached hereto and made a part hereof (the "Reconveyed Property").

BUT it is expressly agreed and understood that (i) this is only a partial reconveyance, (ii) this partial reconveyance shall in no way or manner release, discharge, affect or impair any of the indebtedness evidenced by the Note (or any other promissory note executed by Edgemont

as maker to Travelers as payee) or any of the liens, security interests and provisions of the Note (or any other promissory note executed by Edgemont as maker to Travelers as payee) or any documents evidencing or securing the Note (or any other promissory note executed by Edgemont as maker to Travelers as payee) except as specifically set forth herein as to the Reconveyed Property only, (iii) the liens, security interests and provisions of all documents securing payment of or evidencing the Note (or any other promissory note executed by Edgemont as maker to Travelers as payee) shall continue in full force and effect except as specifically set forth herein as to the Reconveyed Property only.

Dated: JUNE 28, 1994

THE TRAVELERS LIFE AND ANNUITY  
COMPANY,  
a Connecticut corporation,

By: James F. Conway

Name (print): JAMES F. CONWAY

Title: VICE PRESIDENT

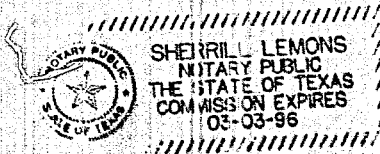
STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on this 28<sup>th</sup> day of June, 1994  
by James F. Conway as Vice President of The Travelers Life and  
Annuity Company.

Sherill Lemons  
Notary Public

My Commission Expires: 3/3/96



20696

Dated: 7-1-94

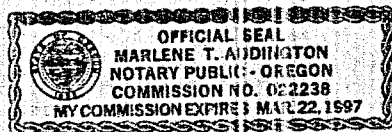
ASPEN TITLE COMPANY,  
an Oregon corporation,

By: Andrew A. Patterson  
Name (print): ANDREW A. PATTERSON  
Title: MANAGER

STATE OF OREGON

COUNTY OF Klamath

This instrument was acknowledged before me on this 1st day of July, 1994  
by Andrew A. Patterson as President of Aspen Title Company.



Marlene T. Aldington  
Notary Public  
My Commission Expires: 3-22-97

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TLAC LOAN NO. (122) 700079  
Store No. OR1421

**ANNEX "1"**

Deed of Trust dated October 24, 1985 from Edgemont Realty Partners, Ltd. ("Edgemont") to The Travelers Insurance Company ("TIC"), as beneficiary, (the Deed of Trust as amended, restated and modified from time to time to date is referred to herein as the "TIC Deed of Trust"), recorded in Vol. M85, Page 17573 in the Records of Klamath County, Oregon, which TIC Deed of Trust was assigned by TIC to The Travelers Life and Annuity Company ("Travelers"), by that certain Assignment of Note, Lien and Assignment of Leases and Rents, effective October 24, 1985, and executed by TIC, as Assignor, for the benefit of Travelers, as Assignee, and recorded in Vol. M86, Page 5196 in the Records of Klamath County, Oregon.

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Store No. 1421  
Klamath County, Oregon

Prepared 5/17/93

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

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

The N $\frac{1}{2}$  of the N $\frac{1}{2}$  of Tract No. 1, Gienger's Home Tracts, in the County or Klamath, State of Oregon, Together with any portion of the S $\frac{1}{2}$  of the N $\frac{1}{2}$  of said Tract No. 1 which lies Northerly from a straight line extending from the East line of said tract to the West line thereof and which line is located exactly four inches Northerly from the East and West ends of the Northerly line of the cement foundation of the aluminum shop building situated on the S $\frac{1}{2}$  of the N $\frac{1}{2}$  of Tract No. 1, of said Gienger's Home Tracts,

BUT LESS any portion of said N $\frac{1}{2}$  of N $\frac{1}{2}$  of said Tract No. 1, which lies South of the above described straight line lying four inches Northerly of the Northerly line of said cement foundation;

SAVING AND EXCEPTING THEREFROM that portion described in deed recorded June 16, 1964, Volume 333 at page 319, Deed Records of Klamath County, for State Highway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 1st day  
of July A.D. 19 94 at 3:40 o'clock P.M., and duly recorded in Vol. M94  
of Mortgages on Page 20694

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall