

NL

98306

DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated NOVEMBER 20TH, 1991, executed and delivered by PETER A NEVIN AKA PETER ALAN NEVIN AND MALINDA B NEVIN* as grantor and recorded on DECEMBER 2, 1991, in the Mortgage Records of KLAMATH County, Oregon, in book/reel/volume No. M91 at page 25167, and/or as fee/file/instrument/microfilm/reception No. 38104 (indicate which), conveying real property situated in that county described as follows:

*AN ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTIRETY

SEE ATTACHED EXHIBIT "A" BY THIS REFERENCE MADE A PART HERETO

(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 7, 1995

William P Brandsness

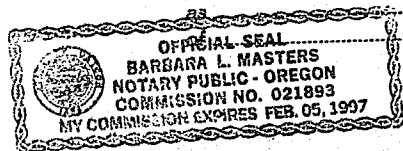
WILLIAM P BRANDSNESS

Trustee

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on April 7, 1995, by William P. Brandsness

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



Barbara L. Masters

Notary Public for Oregon

My commission expires 2-5-97

WILLIAM P. BRANDSNESS

Trustee's Name and Address

TO:

SOUTH VALLEY STATE BANK

After recording return to (Name, Address, Zip):

SOUTH VALLEY STATE BANK

P.O. BOX 5210

KLAMATH FALLS, OR 97601

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

SPACE 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.

By _____ NAME TITLE Deputy

PETER ALAN & MALINDA B. NEVIN

AUGUST 24, 1987

EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

PARCEL 1:

Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian

Section 30: That portion of Lot 3 and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Southerly and Westerly of Mitchell Road.
Lot 4; SE $\frac{1}{4}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 31: Lot 1; NE $\frac{1}{4}$ NW $\frac{1}{4}$; NW $\frac{1}{4}$ NE $\frac{1}{4}$; That portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying Northerly of the Klamath Falls-Lakeview Highway

LESS AND EXCEPTING from the above, a parcel containing 32.5 acres heretofore conveyed to Melvin Kendall, et ux, by deed recorded in Volume M72 page 3357, records of Klamath County, Oregon, and FURTHER EXCEPTING the right of way of Mitchell Road.

PARCEL 2: A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, described as follows: Beginning at the Southeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North along the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 450.0 feet to a point; thence West a distance of 780.0 feet to a point; thence S. 41°00' E. a distance of 235.0 feet, more or less, to a point on the Northerly right of way line of Mitchell Road; thence continuing Southeasterly along the Northeasterly line of Mitchell Road to its intersection with the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence East along said South line to the point of beginning.

PARCEL 3: A tract of land situated in Section 24, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Southeast corner of the SW $\frac{1}{4}$ of Section 24; thence S. 89°50'59" W., on the South line of said SW $\frac{1}{4}$, 667.27 feet; thence N. 32°43'15" W. 553.75 feet; thence N. 39°20'31" W., 673.59 feet; thence N. 40°51'11" W., 509.84 feet; thence N. 38°27'05" W., 611.58 feet; thence N. 50°32'06" E., 745.27 feet; thence N. 49°57'56" E., 945.70 feet; thence S. 35°15'13" E., 278.40 feet; thence N. 60°16'08" E. 1263.30 feet; thence East, 2195.50 feet to a point on the East line of the NE $\frac{1}{4}$ of said Section 24; thence S. 00°28'06" W. on said East line 705.98 feet to the Southeast corner of said NE $\frac{1}{4}$; thence S. 00°05'59" E. on the East line of the SE $\frac{1}{4}$ of said Section 24, 2631.63 feet to the Southeast corner of said SE $\frac{1}{4}$; thence N. 89°51'15" W. on the South line of said SE $\frac{1}{4}$, 2644.02 feet to the point of beginning, containing 293.70 acres.

PETER ALAN & MALINDA B. NEVIN
AUGUST 24, 1987

EXHIBIT "A"

PARCEL 4:

Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian

Section 30: That portion of Lot 3 and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying Northerly and Easterly of Mitchell Road, SAVING AND EXCEPTING the following parcel:
Beginning at the Southeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North along the East line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 450.0 feet to a point; thence West a distance of 780.0 feet to a point; thence S. 41°00' E. a distance of 235.0 feet, more or less, to a point on the Northerly right of way line of Mitchell Road; thence continuing Southeasterly along the Northeasterly line of Mitchell Road to its intersection with the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence East along said South line to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley State Bank the 13th day
of April A.D., 19 95 at 1:15 o'clock P M., and duly recorded in Vol. M95,
of Mortgages on Page 9286

Bernetha G. Letson, County Clerk

By Lynette Heritage

FEE \$20.00