

NL

13166

DEED OF RECONVEYANCE Vol. M96 Page 3812

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated February 26, 19 93, executed and delivered by Charles W. Biaggi & Peggy J. Biaggi, husband and wife as grantor and recorded on March 1, 19 93, in the Mortgage Records of Klamath County, Oregon, in Book/Reel/Volume No. M93 at page 4174, and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), conveying real property situated in that county described as follows:

A tract of land situated in the N½NW¼ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of Henley Road, said point being North 00°11'20" East 30.00 feet and South 89°33'00" West 707.00 feet from the Southeast corner of the NE¼NW¼ of said Section 25; thence South 89°33'00" West, along the North line of Henley Road, a distance of 1465.54 feet to a ½ inch iron rod; thence North 00°39'00" East a distance of 563.83 feet to a ½ inch iron rod on the Northwesterly line of the A-4-B Lateral; thence North 51°28'00" East on said Northwesterly line a distance of 739.12 feet; thence South 89°58'00" West a distance of 1062.98 feet to the West line of Section 25; thence North 00°14'07" East along said West line a distance of 269.82 feet to the Northwest corner of Section 25; thence South 39°44'2" East along the North line of Section 25 a distance of 1582.80 feet to the Southwesterly right of way line of the Burlington Northern Railroad; thence South 47°56'22" East, along said right of way line, a distance of 526.45 feet; thence South 01°55'00" West a distance of 922.42 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the United States of America by deed dated April 26, 1933, recorded June 7, 1933, in Volume 101 at page 138, Deed Records of Klamath County, Oregon.

(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 February 8, 19 96

KLAMATH COUNTY TITLE COMPANY

By: Trudie Durant

Secretary

Trustee

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

This instrument was acknowledged before me on February 8, 19 96,

by Trudie Durant

as Secretary

of Klamath County Title Company



My commission expires 9/28/96

Notary Public for Oregon

Trustee's Name and Address  
TO:

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

Peggy J. Biaggi  
17000 West Langel Valley Rd  
Bonanza, OR 97623

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

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, }  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 9th day of Feb, 19 96, at 10:44 o'clock A.M., and recorded in book/reel/volume No. M96 on page 3812 and/or as fee/file/instrument/microfilm/reception No. 13166, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

NAME

TITLE

By Speth, Deputy

Fee \$10.00

96 FEB -9 NO:44

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