

NE 13705

DEED OF RECONVEYANCE

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MCS06713

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated MARCH 10, 1993, executed and delivered by CATHY S. COGAR AKA CATHLEEN S COGAR AKA CATHY COGAR KING as grantor and recorded on MARCH 31, 1993, in the Mortgage Records of KLAMATH County, Oregon, in book/reel/volume No. M93 at page 6521, and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), conveying real property situated in that county described as follows:

SEE ATTACHED EXHIBIT A

(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.

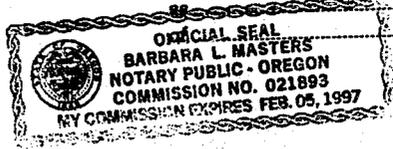
In construing this instrument and whenever its context so requires, the singular includes the plural.

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 15, 1996

William P Brandsness  
WILLIAM P BRANDSNESS  
Trustee

STATE OF OREGON, County of Klamath ss.  
This instrument was acknowledged before me on February 15, 1996,  
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):

STATE OF OREGON, } ss.  
County of \_\_\_\_\_ }  
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 \_\_\_\_\_ TITLE \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

96 FEB 21 P-3-06

## Exhibit A

Parcel 2 of MINOR LAND PARTITION 44-91 situated in the W1/2 NE 1/4 Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and filed in the Klamath County Clerk's Office.

EXCEPTING THEREFROM that portion of the following described tract of land lying within the SW1/4 NE1/4:

A tract of land situated in the S1/2 of the NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southwesterly corner of Parcel 2 of "Minor Land Partition 44-91," from which the 1/4 corner common to Section 12 and said Section 13 bears North 27 degrees 31' 04" West 1722.42 feet; thence along the boundary of said Parcel 2, North 35 degrees 00' 09" East 213.04 feet, North 89 degrees 42' 49" West 240.00 feet and North 42 degrees 54' 50" West 34.30 feet to a point on the North line of the easement as described in deed Volume 291, page 438 of the Klamath County Deed Records; thence South 89 degrees 42' 49" East, along said North line 670.27 feet to a point on the East line of the W1/2 of the NE1/4 of said Section 13; thence North 00 degrees 18' 23" East 4.51 feet to the NE1/16 corner of said Section 13; thence South 89 degrees 56' 54" East, along the North line of the SE1/4 of the NE1/4 of said Section 13, 356.08 feet to a point on the Northerly line of that tract of land described in Deed Volume 308, page 618; thence South 72 degrees 58' 03" West, along said Northerly line, 516.80 feet; thence along the boundary of said Parcel 2, North 75 degrees 46' 50" West 128.10 feet and South 72 degrees 58' 03" West 279.15 feet to the point of beginning.

OK 11/27/95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 21st day  
of February A.D., 19 96 at 3:06 o'clock P. M., and duly recorded in Vol. M96,  
of Mortgages on Page 4801.

Bernetha G. Letsch, County Clerk

FEE \$15.00

By *Cheryl Russell*