

NL

R-48782  
DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated MAY 2, 1994, executed and delivered by \* as grantor and recorded on JUNE 2, 1994, in the Mortgage Records of KLAMATH County, Oregon, in book/reel/volume No. M94 at page 17359, and/or as fee/file/instrument/microfilm/reception No. 82031 (indicate which), conveying real property situated in that county described as follows:

\*CHARLES W BIAGGI, PEGGY J BIAGGI, MATTHEW C BIAGGI, KIMBERLY A BIAGGI AND ERIC B NEWELL, VESTED AS: CHARLES W BIAGGI AND PEGGY J BIAGGI, AS TENNANTS BY THE ENTIRETY AS TO AN UNDIVIDED 57.1428% INTEREST, AND MATTHEW C BIAGGI AND KIMBERLY A BIAGGI, AS TENNANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 28.5715% INTEREST, AND ERIC B NEWELL, AS TO AN UNDIVIDED 14.2857% INTEREST, ALL AS TENNANTS IN COMMON, WHOSE ADDRESS IS 17000 WEST LANGELE VALLEY RD, BONANZA, OR 97632

SEE ATTACHED EXHIBIT C FOR LEGAL DESCRIPTION

(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 MARCH 21, 1996

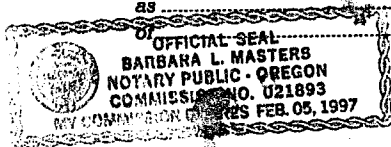
*William P Brandsness*  
WILLIAM P BRANDSNESS  
Trustee

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on March 21, 1996,  
by William P Brandsness

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

as \_\_\_\_\_



*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 USESTATE 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.

NAME

TITLE

By \_\_\_\_\_, Deputy

96 MAR 27 P 3:23

15-

## EXHIBIT C

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN KLAMATH COUNTY, OREGON.

A TRACT OF LAND SITUATED IN THE N1/2 NW1/4 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 DEGREES 11' 20" EAST 30.00 FEET AND SOUTH 89 DEGREES 33' 00" WEST 707.00 FEET FROM THE SOUTHEAST CORNER OF THE NE1/4 NW1/4 OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 33' 00" WEST, ALONG THE NORTH LINE OF HENLEY ROAD, A DISTANCE OF 1465.54 FEET TO A 1/2 INCH IRON ROD; THENCE NORTH 00 DEGREES 39' 00" EAST A DISTANCE OF 563.83 FEET TO A 1/2 INCH IRON ROD ON THE NORTHWESTERLY LINE OF THE A-4-B LATERAL; THENCE NORTH 51 DEGREES 28' 00" EAST ON SAID NORTHWESTERLY LINE A DISTANCE OF 739.12 FEET; THENCE SOUTH 89 DEGREES 58' 00" WEST A DISTANCE OF 1062.98 FEET TO THE WEST LINE OF SECTION 25; THENCE NORTH 00 DEGREES 14' 07" EAST ALONG SAID WEST LINE A DISTANCE OF 269.82 FEET TO THE NORTHWEST CORNER OF SECTION 25; THENCE SOUTH 89 DEGREES 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 DEGREES 56' 22" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 526.45 FEET; THENCE SOUTH 01 DEGREES 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 27th day  
of March A.D., 19 96 at 3:23 o'clock PM., and duly recorded in Vol. M96,  
of Mortgages on Page 8526

Bernetha G. Letsch, County Clerk

By *[Signature]*

FEE \$15.00