

DEED OF RECONVEYANCE

Vol. m96 Page 24856

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated July 18th, 1994, executed and delivered by Jeffrey E. Scheer and Jennifer L. Scheer as grantor and recorded on 8-24-94, 1994, in the Mortgage Records of Klamath County, Oregon, in book/reel/volume No. M94 at page 26317, or as document/fee/file/instrument/microfilm No. (indicate which), conveying real property situated in said county described as follows:

See attached Exhibit "B" for complete legal description  
a/k/a: 4199 Hilyard Avenue, Klamath Falls, Oregon 97603

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

having received from the beneficiary under said trust deed a written request to reconvey, reciting that the obligation secured by said 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 said described premises by virtue of said trust deed.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and neuter and 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 corporate name to be signed and its corporate seal to be affixed hereunto by its officers, duly authorized thereunto by order of its Board of Directors.

DATED: August 1, 1996

FIRST STATE BANK

*Vicki Weiper*

Vicki Weiper A.V.P.

Trustee

(If the trustee who signs above is a corporation, use the form of acknowledgment opposite)

(CPS 93.490)

STATE OF ~~OREGON~~ TEXAS

County of TRAVIS

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_, and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Personally appeared the above named \_\_\_\_\_

Vicki Weiper

and acknowledged the foregoing instrument to be \_\_\_\_\_ her \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for ~~Oregon~~ XXXX  
My commission expires \_\_\_\_\_

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording (attach to)

Jeffrey E. Scheer  
4199 Hilyard Ave  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NO CHANGE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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 \_\_\_\_\_ 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

24857

26319

EXHIBIT "B"

7 0008670

A tract of land in the SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point North 1 degree 14' West 30 feet and South 89 degrees 26' West 30 feet from the Southeast corner of said Section 3, thence South 89 degrees 26' West 120 feet to a point; thence North 1 degree 14' West 125 feet to a point, thence North 89 degrees 26' East 120 feet to a point, thence South 1 degree 14' East 125 feet to the point of beginning.

EXCEPTING THEREFROM, the Northerly 12 feet conveyed by Deed recorded in Volume M77, page 620, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 13th day  
of August A.D., 19 96 at 11:42 o'clock A.M., and duly recorded in Vol. M96,  
of Mortgages on Page 24856.

FEE \$15.00

Bernetha G. Letsch, County Clerk

By [Signature]