

NL

23611

DEED OF RECONVEYANCE

Vol. m96 Page 25939

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated Feb. 12, 1991, executed and delivered by Sheahan Investment Company as grantor and recorded on Feb. 19, 1991, in the Mortgage Records of Klamath County, Oregon, in book/reel/volume No. M 91 at page 3046, and/or as fee/file/instrument/microfilm/reception No. _____ (indicate which), conveying real property situated in that county described as follows:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED BY THIS REFERENCE.

The real property is commonly
known as 2508 S. 6th. Klamath Falls. OR.

(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 June 26, 1996.

Margaret Herrmann Taylor
Margaret Herrmann Taylor

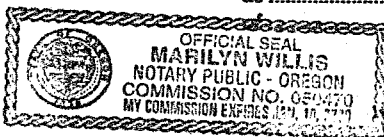
Trustee

STATE OF OREGON, County of Marion) ss.

This instrument was acknowledged before me on June 26, 1996,
by Margaret Herrmann Taylor

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

as _____



Marilyn Willis

Notary Public for Oregon

My commission expires 11/8/2000

Sheahan Investment Company
2548 S. Ankeny
Portland OR 97214 (Grantor)

Trustee's Name and Address

TO:

Margaret Herrmann Taylor
4538 15th Ct. S.
Salem OR 97302 (Trustee)

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

SHEAHAN INVESTMENT COMPANY
8371 N. INTERSTATE AVE
PORTLAND OR 97217

Until requested otherwise send all tax statements to (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 _____ 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

EXHIBIT "A"
LEGAL DESCRIPTION

25940

PARCEL 1:

A parcel of land situated in TRACT 805--ENTERPRISE TRACTS, being in the NE1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin with a Tru-Line Surveying plastic cap, on the West line of said TRACT 805, from which the Southwest corner of said TRACT 805 bears South 00 degrees 03' 34" West 513.61 feet; thence North 00 degrees 03' 34" East 72.88 feet, more or less, to a 5/8" iron pin marking the Southwest corner of that tract of land described in Deed Volume 179 page 385; thence along the boundaries of said Tract South 55 degrees 41' 01" East 129.03 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap and North 34 degrees 13' 10" East 190.00 feet to a "+" on the concrete sidewalk marking the Southerly boundary of South Sixth Street, as described in Deed Volume 191, page 240; thence along said Southerly boundary, South 55 degrees 46' 50" East 200.72 feet to a 5/8" iron pin with an aluminum cap stamped L.S. 658, marking the Northwest corner of that tract of land described in Deed Volume M73, page 3753; thence South 34 degrees 13' 10" West, along the Northwestern boundary of said Tract, 190.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence North 55 degrees 46' 50" West 90.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence South 34 degrees 13' 10" West 40.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence North 55 degrees 46' 50" West 65.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence South 34 degrees 13' 10" West 20.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence North 55 degrees 46' 30" West 143.87 feet to the point of beginning, containing 1.162 acres and with bearings based on Recorded Survey No. 1837, a solar observation.

SUBJECT TO: A 30 foot easement situated in TRACT 805--ENTERPRISE TRACTS, being in the NE1/4 NE1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, the center line being more particularly described as follows:

Beginning at a point on the Southerly right of way line of South Sixth Street as described in Deed Volume 191, page 240 from which the "+" in the concrete sidewalk marking the intersection of the said right of way and the Easterly line of that tract of land described in Deed Volume 179 page 385, bears North 55 degrees 46' 50" East 35.00 feet; thence South 34 degrees 13' 10" East 250.00 feet to the Northerly line of Parcel 2 of Major Land Partition 3-p-89.

ALSO SUBJECT TO: An 8 foot utility easement situated in TRACT 805--ENTERPRISE TRACTS, being in the NE1/4 NE1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, the Easterly line of said easement being more particularly described as follows:

Beginning at a 5/8" iron pin with an aluminum cap stamped LS 658, marking the Northwest corner of that tract of land described in Deed Volume M73, page 3753; thence South 34 degrees 13' 10" West, along the Northwestern boundary of said tract 190.00 feet to the Northeastly corner of Parcel 2 of Major Land Partition 3-p-89.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Sheahan Investment Company the 22nd day of August A.D., 19 26 at 9:41 o'clock AM., and duly recorded in Vol. M96 of Mortgages on Page 25939

Bernetha G Letsch, County Clerk

By [Signature]

FEE \$15.00