

27614

DEED OF RECONVEYANCE

Vol. m96 Page 34447

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated APRIL 20TH, 1990., executed and delivered by BATSEL BROS. OIL COMPANY, AN OREGON PARTNERSHIP, RICHARD R. BATSELL, ** as grantor and recorded on MAY 18, 1990., in the Mortgage Records of KLAMATH County, Oregon, in book/reel/volume No. M90 at page 9562., and/or as fee/file/instrument/microfilm/reception No. 15070 (indicate which), conveying real property situated in that county described as follows:

** AND LARRY D. BATSELL

SEE ATTACHED EXHIBIT 4 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.

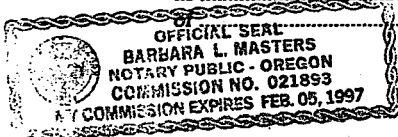
In construing this instrument and whenever its context so requires, the singular includes the plural.

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 OCTOBER 24, 1996

William P. Brandsness
WILLIAM P. BRANDSNESS
Trustee

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on October 24, 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 5-5-97

WILLIAM P. BRANDSNESS

Trustee's Name and Address

TO:

BATSELL BROS. OIL COMPANY
RICHARD R. BATSELL
LARRY D. BATSELL

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 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 4

The following described real property is situate in Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

All that portion of Lot 15, Block "C", HOMECREST ADDITION, and Lot 1 and the Westerly 20 feet of Lot 2, Block 3, BRYANT TRACTS, Klamath County, Oregon, lying Northeasterly of Klamath Falls-Malin Highway, (State Highway No. 50), and more particularly described as follows:

Beginning at a point on the South line of Shasta Way which is East a distance of 20.0 feet from the Northeast corner of Lot 1, Block 3, BRYANT TRACTS; thence South 0 degrees 09' 30" East, parallel with the East line of said Lot 1, a distance of 158.5 feet, more or less, to a point on a line parallel to an 100 feet distant Northeasterly at right angles from the center line of the relocated Klamath Falls-Malin Highway (State Highway No. 50); thence North 40 degrees 00' West a distance of 206.56, more or less, to a point on the South line of Shasta Way, said point also being the point of intersection of the North line of Lot 15, Block "C", HOMECREST and the Northeasterly right-of-way line of said Highway; thence East, along the South line of Shasta Way a distance of 131.85 feet, more or less, to the point of beginning.

Tax Account No.: 3909 003AA 05100
3909 003AA 05100 0A1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley State Bank the 31st day of October A.D., 19 96 at 3:53 o'clock P M., and duly recorded in Vol. M96 of Mortgages on Page 34447.

FEE \$15.00

Bernetha G. Letsch, County Clerk
By Rutha Ross