

28718

DEED OF RECONVEYANCE

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KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated AUGUST 16TH, 1991, executed and delivered by JIM R. HINES AND MARYBETH HINES, \*\* as grantor and recorded on AUGUST 27TH, 1991, in the Mortgage Records of KLAMATH County, Oregon, in book/reel/volume No. M91 at page 17117, and/or as fee/file/instrument/microfilm/reception No. 33790 (indicate which), conveying real property situated in that county described as follows:

\*\*AS ESTATE IN FEE SIMPLE AS TENANTS BY THE ENTITETY

A PARCEL OF LAND SITUATED IN THE NW1/4NW1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9, E.W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT AN IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH SIXTH STREET WHICH BEARS S. 0 DEGREES 00' 30" E. A DISTANCE OF 826.8 FEET AND S. 55 DEGREES 52' 30" E. A DISTANCE OF 475.2 FEET FROM THE IRON PIN MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 3, SAID BEGINNING POINT ALSO BEING THE SOUTHWESTERLY CORNER OF PARCEL DESCRIBED IN DEED VOLUME M69 PAGE 4221, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE N. 34 DEGREES 07'30" E. ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED PARCEL A DISTANCE OF 175.0 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PERSHING WAY; THENCE ALONG SAID RIGHT-OF-WAY LINE, N. 55 DEGREES 52'30" W. A DISTANCE OF 142.04 FEET TO A POINT; THENCE S. 34 DEGREES 07'30" W. A DISTANCE OF 175.0 FEET TO THE NORTHERLY LINE OF SOUTH SIXTH STREET; THENCE ALONG SAID RIGHT-OF-WAY, S. 55 DEGREES 52'30" E. A DISTANCE OF 142.04 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

(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.

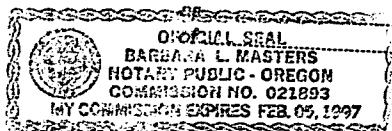
In construing this instrument and whenever its context so requires, the singular includes the plural.

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 NOVEMBER 15, 1996

William P. Brandsness  
WILLIAM P. BRANDSNESS  
Trustee

STATE OF OREGON, County of Klamath ss.  
This instrument was acknowledged before me on November 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:

JIM R. HINES AND  
MARYBETH HINES

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,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 21st. day of November, 1996, at 2:09 o'clock P.M., and recorded in book/reel/volume No. M96 on page 36673 and/or as fee/file/instrument/microfilm/reception No. 28718, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross TITLE Deputy

Fee: \$10.00

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