

NDV 25 P2:16 Vol. <u>M96</u> Page 36973

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RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO

> Kevin W. Coleman Rosenblum, Parish & Isaacs, PC 555 Montgomery Street 15th Floor San Francisco, CA 94111

FULL RECONVEYANCE OF DEED OF TRUST

This Full Reconveyance is being given with respect to that certain deed of trust, dated April 30, 1990, which was executed by Roland J. Schill and Maxine O. Schill, husband and wife , as the grantor, to __Andrew C. Brandsness , as the trustee, in favor of Leasing Systems, Inc., a California Corporation, as the beneficiary, and which was recorded on May 1, 1990 , as instrument number <u>14287</u>, at book/reel <u>M90</u>, beginning at page/image <u>8204</u>, in the Official Records of <u>Klamath</u> County, Oregon (the "Deed of Trust"). A copy of said Deed of Trust is attached hereto as Exhibit A.

The undersigned has received from the holder of the obligation(s) secured by the lien of the Deed of Trust a written request to reconvey that lien, reciting that such obligation(s) has/have been paid in full.

Deed of Trust has been surrendered to the The undersigned; and the document(s) evidencing such obligation(s) have also been surrendered to the undersigned, for endorsement thereon of the issuance of this Full Reconveyance.

The undersigned, as duly appointed Trustee under the Deed of Trust, does therefore hereby reconvey, without warranty, to the person or persons legally entitled thereto, the estate now held by the undersigned under the Deed of Trust.

IN WITNESS WHEREOF, the undersigned has, on the date shown in the acknowledgment below, caused its name and seal to be affixed hereto by its officer specified below, thereunto duly authorized.

Novem 3er 13, 1796 Date:

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BRANDSNESS, BRANDSNESS, & RUDD

By:

Andrew C. Brandsness, Trustee, 4 AzB_Attorneys for Leasing Systems, Inc.

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FORM NO. 23 - ACKNOWLEDGMENT STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

BE IT REMEMBERED, That on this 13th day of November , 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Andrew C. Brandsness

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed



my official seal the day and year last above written. Month Mary Public for Oregon My Commission expires 11/1/99

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36975 102 No. 111-Crogen Trest Good Serles -78417 0110. 14287 TRUST DEED Vol. <u>m90</u> Page. 8204 THIS TRUST DEED, mede this 30 dev of April 19 90 between Roland J. Schill and Maxine O. Schill, husband and wife 19 as Grantor, Andrew C. Brandsness Leasing Systems, Inc., a California corporation as Trustee, and as Beneficiery. WITNESSETH: Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Klamath County, Oregon, described es: See attached Exhibit "A" inderiner with all and singular the tenements, bereditaments and appurtenances and all other rights thereunto belonging or in anywise now or berealter appertaining, and the rents, issues and prolite thereol and all fistures now or berealter attoched to or used in connecin bail real state. FOR THE PURPOSE OF SECURINC PERFORMANCE of each agreement of granter brein contained and payment of the -큔 wm al Ten thousand seventy-five and 44/100...... (\$10,075.44) note al even data herewith, payable to Deneliciery or order and made by grantor, the linal payment of principal and interest hereot, if The date of main presents, persuits to constitutive or order and made by grentor, the linal payment of principal and interest hereof, if The date of maturity al the debt secured by this instrument is the date, starde above, on which the final installament of said more hereones due and payable. In the event the within described, property, or any part thereof, or any interest therein is soid, agreed in be not, converted, estigned on a slinated by the finance without first having obtained the written consens a approval of the beneficiary's option, all obligations secured by this instrument, itrespective of the maturity dates expressed therein, or herein, while become immediately due and payable. N. 8 berein, shal becume immediately due and gayable. To protect the ecurity of this trust deed, stantor agrees: a protect present and measure and measure in deal emotion and true, remained are unable are builded as inferences thereas. . To measure are sense approximately and the standard as inferences in the measure are sense approximately and the standard as the sense are building an impersonant about any standard as inferences. . To measure are sense approximately and the standard as the sense are building an impersonant about any standard as the sense of subscription of the standard and standard and the sense of subscription and the set of the the Universe Community and subscription and and standard and the set of the the Universe The sense and subscription and the set of the set of the the Universe Common the sense and the sense and the set of the set of the sense in the human and subscription and the set of the set of the sense in the built and the sense and approve and the set of the sense in the human and the sense and approve and the set of the sense is the built and the sense and and approve and the set of the sense is the human and the sense and approve and the set of the sense is the human and the sense and approve and the set of the sense is the human and the sense and approve and the sense of a sense is the sense is the human and the sense and approve and the sense of a sense is the sense is the

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36976. 8205 The grentor covenants and agress to and with the beneficiery and those claiming under him, that he is lawfully selsed in fee simple of said described real property and has a valid, unencumbered title thereto and that he wit warrant and loraver celend the same adainst all persons whomsoever. The frantor werrants that the proceeds of the loan represented by the above described note and this trust deed are: for which the sol points is the sole of the loan represented by the above described note and this trust deed are: 1b) for an organization, or feven if dravitor is a natural person) are for business or commencial purposes. This dard applies to, increase to the bracking at and blads all parties barrin, their beirs, lefstered, devianes, subministratius, escriptions, representatives, successnes and automs. The term bandlelary that mean the bolder and numer, including pinices, of the subministrations, escriptions, devianes, subministrations, escriptions, and therefore, and the subministration of the subministr IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year list above written. • IMPORTANT NOTICE: Delate, by lining orf, whichers rowmenty (e) or (b) is nel espileable; if warvanty (e) is espileable and the kanofiliary is a coaline es work ward is delated in the forth-in-lending A: and leapleable 2, the shaniliary MSS teargity with the Act and segualiter by making required disdesarce; for this purpose we livewards from MS. 1319, or equivalent, if compliance with the Act is not required, diregard this notice. Schu marine C. Adiu (If the signer of the above to a proposition,) on the fame of astronated general opposite.] STATE OF OREGON. Courty of Klamath STATE OF OREGON, **}**--This instrument was schnowledged balass me on County of This instrument was acknowledged being me of Roland J. Schill and Maxine O. by ____ Schill 1,20 ol ... and the second TISEAR) ? . Theeleen This if and Notory Public for Orston By contrituion espires: 9-11-9:5 ک My commission expires: (SEAL) <u>.</u>. 1.5 STOUTST FOR PULL RECONVEYANCE To be wood only when addigentate bare been pood. TO: ----. Trustee The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust doed. All sums occured by said In a undersigned is the legal owner and hordor as all insolvances sourced by the toregoing trust dood. All sums sourced by said trust dood have been billy paid and satisfied. You honoby are directed, an express to you all any sums could be you under the terms of and trust dood or pursuant is statute, to cancel all orklances of included insolved by additional dood (which are delivered to you said fruit deed or pursiant to stature, to carbon an envertice or introduceness expense by card trust deed (which are sentence to pro-herewith together with said trust deed) and to recently, without warranty, its the parties deelgnated by the terms of said trust deed the estate now hold by you under the carse, Mall reserveyerce and decreasents to DATED: A Strain . Sector - In Sector - 1000 - 1000 -. Beneticiery Be and fors or destroy this front Doed OB THE HOTE which it for convellent TRUST DEED STATE OF OREGON, County of 44. ROLAND J. and MAXINE O. V certify that the within instrument SCHILL o'clock _____. and recorded 01 42 OrenterS! SPACE RESERVED LEASING SYSTEMS, INC. in book/reel/volume No. .. PON sete . or as loc/lile/instru-ACCORDER'S URL ment/microlilm/reception No. Record of Mortdages of said County. Beneficiary Witness my hand and seal of AFTER RECORDING RETURN TO Brandsness & Davis County allized. 411 Pine Street Klamath Falls, OR 97601 ----TITLE By ... Deputy

PARCEL A:

That portion of Lots 1, 2, and 3 in Block 15 of Opportunity Addition to the City of Klamath Falls, lying Whaterly of the West right-of-way of Highway 97.

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PARCEL B:

The Westerly one-half of the following described parcels:

PARCEL 1:

A tract of land situated in the SEISW! of Section 7, Township 38 South. Range 9, E.W.M., more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of the Old ance of 489.5 feet and S. 06°02' W. & distance of 2100.49 feet from the S. 06°02' W. along maid Westerly right-of-way line of the Old feet to a point: thence N. 89°42' W. parallel with the South line of said Section 7, a distance of 486.54 feet to a point; thence of 173.6 said Section 7, a distance of 486.54 feet to a point; thence N. 06°02' E. of 172.65 feet to a point; therees S. 89°49' E. a distance of 480.54 feet, more or less, to the point of berinning.

PARCEL Z:

A tract of land situated in the SISWI of Section 7, Township 38 South, Range 9, E.W.M., more particularly described as follows:

Beginning at a point which bears N. 89°49' W. along the center Section line a distance of 976.04 feet and S. 06°02' W. parallel with the center line of the right-of-way of the Old Dalles-California Highway (Wocus Road) a distance of 2100.6 feet from the iron pin monument markner of parcel deactibed in Vol. 149, page 149, deed records of Klamath to a point; thence continuing S. 06°02' W. a distance of 172.65 feet line, to a point; on the Easterly right-of-way line of the New DallesthenceNorthwesterly along said Easterly right-of-way line to a point the said constructed; which bears N. 89°49' W. from the point of beginning; thence S 89°49' E. a distance of 132.0 fact, more or loss, to the point of beginning.

SAVING AND EXCEPTING a parcel of land in the SEISWI of Section 7. Township 38 South, Range 9 East of the Willamette Meridian, more particularly described of Wocus Road, Klamath County, Oregon, which point is 489.5 feet North 89° 49' Westerly along the East-West quarter line and South 6°02' Westerly along the West right of way of said Wocus Road, 2193.69 feet from 6°02' West along said Wasterly right of way line a distance of 80.4 feet; thence right of way 1ine of The Dalles-California Highway 81.86 feet; thence South 89°42' East 589.10 feet to the point of beginning.

EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: Filed for record at request of . Brindeness & Davis 10 May A.D., 19 90 at 4:11 o'clock P.M., and duly recorded in Vol. M90 đay of Hortgages on Page ____ 8204 Evelyn Biehn FEE \$18.00 County Clerk By O mucienaide STATE OF OREGON: COUNTY OF KLAMATH SS. Filed for record at request of _____ Kevin W. Coleman A.D., 19 96 at 2:16 o'clock P.M., and duly recorded in Vol. November 25th . dav of ____ Mortgages T (M96 _ on Page 36973 Bernetha G. Letsch County Clerk FEE \$30.00 By Atttur Tiss