

28857

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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 14287, at book/reel M90, beginning at page/image 8204, in the Official Records of Klamath County, Oregon (the "Deed of Trust"). A copy of said Deed of Trust is attached hereto as Exhibit A.

1. 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.

2. The Deed of Trust has been surrendered to 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.

Date: November 13, 1996

BRANDSNESS, BRANDSNESS, & RUDD

By: 

Andrew C. Brandsness, Trustee, &  
Attorneys for Leasing Systems, Inc.

H:\BK\CLT\LEASING\PLD\SCHILL.REC

30-

STATE OF OREGON,

County of Klamath

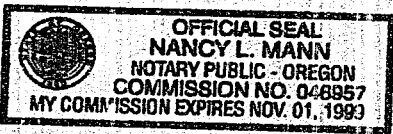
ss.

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

BE IT REMEMBERED, That on this 13th day of November, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Andrew C. Brandsness

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Nancy L. Mann  
Notary Public for Oregon  
My Commission expires 11/1/99

The within instrument was presented to me for acknowledgment by the undersigned, and I have examined the same and find that the same appears to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

Andrew C. Brandsness, a found

[Signature]

Andrew C. Brandsness, Trustee  
of the Klamath County Trust

Vol. m90 Page. 8204

**as Beneficiary**

See attached Exhibit "a"

\_\_\_\_\_

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar; or a bank, trust company or savings and loan association authorized as the business under the laws of Oregon or the United States, a life insurance company authorized to do business in the property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an express agent licensed under ORS 620-520 to 620-525.

36976: 8205

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:  
(a) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legates, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgees, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereto set his hand the day and year first above written.

\* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable. If warranty (a) is applicable and the beneficiary is a creditor beneficiary, the beneficiary must comply with the Act and Regulation Z, the disclosure for this purpose use Stevens-Blass Form No. 1219, or equivalent. If compliance with the Act is not required, disregard this notice.

[If the signer of this deed is a corporation, use the form of acknowledgment opposite.]

STATE OF OREGON,

County of Klamath

} ss.

This instrument was acknowledged before me on  
April 12, 1976, by  
Roland J. Schill and Maxine O. Schill

*Herbert H. Miller*  
Notary Public for Oregon  
My commission expires: 9-11-83

STATE OF OREGON,

County of \_\_\_\_\_

} ss.

This instrument was acknowledged before me on  
19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(SEAL)

REQUEST FOR FULL RECOGNIZANCE

To be used only when obligations have been paid.

TO: \_\_\_\_\_

Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Full reconveyance and documents to \_\_\_\_\_

DATED: \_\_\_\_\_

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

## TRUST DEED

(FORM NO. 681)

REGULATED BY THE REG. OF. REG. NO. 100,000,000,000

ROLAND J. and MAXINE O.

SCHILL

Grantor(s)

LEASING SYSTEMS, INC.

Beneficiary

AFTER RECORDING RETURN TO  
Brandsness & Davis  
411 Pine Street  
Klamath Falls, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_

} ss.

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/life/instru-  
ment/microfilm/reception No. \_\_\_\_\_

Record of Mortgages of said County.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy



36977

8206

PARCEL A:

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

PARCEL B:

The Westerly one-half of the following described parcels:

PARCEL 1:

A tract of land situated in the SE1/4 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 Dalles-California Highway (Wocus Road), which bears N. 89°49' W. a distance of 489.5 feet and S. 06°02' W. a distance of 2100.49 feet from the iron pin monument marking the Center of said Section 7; thence continuing S. 06°02' W. along said Westerly right-of-way line a distance of 173.6 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 N. 06°02' E. parallel with the Westerly right-of-way line of said Highway, a distance of 172.65 feet to a point; thence S. 89°49' E. a distance of 480.54 feet, more or less, to the point of beginning.

PARCEL 2:

A tract of land situated in the S1/4 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 marking the center of said Section 7, said point also being the Southeast corner of parcel described in Vol. 149, page 149, deed records of Klamath County, Oregon; thence continuing S. 06°02' W. a distance of 172.65 feet to a point; thence N. 89°49' W., parallel with the said center Section line, to a point on the Easterly right-of-way line of the New Dalles-California Highway as the same is presently located and constructed; thence Northwest along said Easterly right-of-way line to a point which bears N. 89°49' W. from the point of beginning; thence S 89°49' E. a distance of 132.0 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING a parcel of land in the SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the Westerly right of way line 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 the center of Section 7, said Township and Range; and run thence south 6°02' West along said Westerly right of way line a distance of 80.4 feet; thence North 89°42' Westerly 563.7 feet; thence Northwest along the East right of way line 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: ss.

Filed for record at request of Brandness & Davis  
of May A.D., 19 29 at 4:11 o'clock P.M., and duly recorded in Vol. M90  
of Mortgages on Page 8206  
FEE \$18.00  
By Evalyn Biehn County Clerk  
Pauline M. Smith

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Kevin W. Coleman  
of November A.D., 19 96 at 2:16 o'clock P.M., and duly recorded in Vol. M96  
of Mortgages on Page 36973  
FEE \$30.00  
By Bernetha G. Letsch County Clerk  
Arthur Ross