

NL

32462

DEED OF RECONVEYANCE

Vol. 1197 Page 3685

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated MAY 10TH, 1989, executed and delivered by DAVID C. ELLIOTT AND RICHARD S. LEDGERWOOD as grantor and recorded on MAY 26, 1989, in the Mortgage Records of KLAMATH County, Oregon, in book/reel/volume No. M89 at page 9145, and/or as fee/file/instrument/microfilm/reception No. 634 (indicate which), conveying real property situated in that county described as follows:

SEE ATTACHED EXHIBIT FOR LEGAL DESCRIPTION

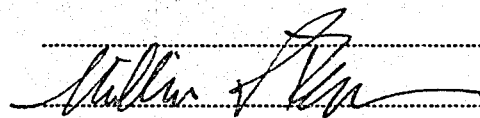
'97 FEB -6 P 2:08

(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.

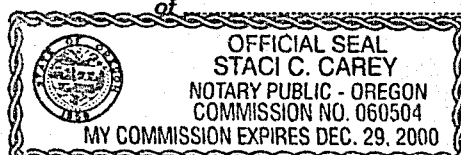
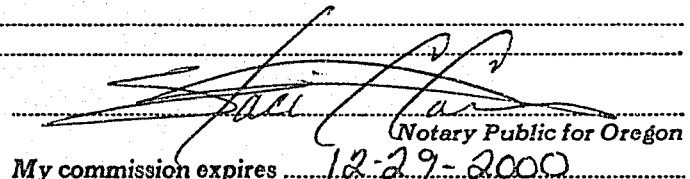
IN WITNESS WHEREOF, the undersigned trustee has executed this instrument; if the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by its Board of Directors.

DATED FEBRUARY 4, 1997


WILLIAM P. BRANDSNESS
Trustee

STATE OF OREGON, County of KLAMATH ss.
This instrument was acknowledged before me on FEBRUARY 4, 1997,
by WILLIAM P. BRANDSNESS

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



Notary Public for Oregon
My commission expires 12-29-2000

WILLIAM P. BRANDSNESS

Trustee's Name and Address
TO:

DAVID ELLIOTT
RICHARD LEDGERWOOD

After recording return to (Name, Address, Zip):
SOUTH VALLEY BANK & TRUST
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 _____ } 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 _____ 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

15'

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A portion of Lots 5 and 6, Block 40, "Plat of Linkville", Original Town of Klamath Falls, Oregon, more particularly described as follows:

Commencing at the most westerly corner of Lot 5, Block 40, said Plat of Linkville, said corner being the intersection of the northerly right of way line of Eighth Street and the easterly right of way line of Main Street; thence N. 38°54'44" E., 47.40 feet along said Main Street right of way and the northwesterly line of said Lot 5, to the True Point of Beginning of this description; thence S. 51°05'16" E., 107.25 feet along the middle of a common wall, said common wall being two 2x4 stud walls constructed parallel and contiguous; thence N. 38°54'44" E., 11.31 feet along the northwesterly side of a 2x4 stud wall; thence S. 51°05'16" E., along the northeasterly side of a 2x4 stud wall, a distance of 12.75 feet to a point on the southeasterly line of said Lot 5; thence N. 38°54'44" E., 33.36 feet to a point on the southeasterly line of Lot 6, said Block 40; said point being the most southerly corner of that property described in Deed Volume M89 at page 3, deed records of Klamath County, Oregon; thence N. 51°08'28" W., 120.00 feet along a line parallel with and 27.0 feet northeasterly from the southwesterly line of Lot 6, to a point on the northwesterly line of said Lot 6; thence S. 38°54'44" W., 44.56 feet to the True Point of Beginning. Containing 5209 square feet more or less, with bearings and distances based on record of survey No. 2860 on file in the office of the Klamath County Surveyor.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 6th day
of February A.D., 19 97 at 2:08 o'clock P. M., and duly recorded in Vol. M97
of Mortgages on Page 3685.

FEE \$15.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross