

32718

DEED OF RECONVEYANCE

Vol. M97 Page 4303



KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated MARCH 26, 1992, executed and delivered by MERLE A. HANSCAM AND HAZEL I. HANSCAM, AS TENANTS BY THE ENTIRETY as grantor and recorded on APRIL 19, 1992, in the Mortgage Records of KLAMATH County, Oregon, in book/reel/volume No. M92 at page 8055, and/or as fee/file/instrument/microfilm/reception No. 43577 (indicate which), conveying real property situated in that county described as follows:

SEE ATTACHED EXHIBIT A

97 FEB 11 P1:42

(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

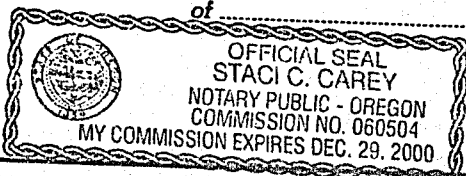
William P. Brandsness  
WILLIAM P BRANDSNESS

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 \_\_\_\_\_



Staci C. Carey  
Notary Public for Oregon  
My commission expires 12-29-2000

WILLIAM P. BRANDSNESS

Trustee's Name and Address  
TO:

SOUTH VALLEY BANK & TRUST

After recording return to (Name, Address, Zip):

SOUTH VALLEY BANK & TRUST

P.O. BOX 5210

KLAMATH FALL, 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.

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

## EXHIBIT "A"

## PARCEL 1:

Part of Lot A of SUBDIVISION OF ENTERPRISE TRACT NO. 24 of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the West line of said Lot A at a point 950 feet South of the Northwest corner thereof, and running thence South 0 degrees 21' 45" West along the West line of said Lot A, 104.12 feet to a cross on the cement sidewalk which marks the Northerly right of way line of the Klamath Falls-Lakeview State Highway distant at right angles 41 feet from Highway Engineer's Station North 43 plus 68.6; thence along said highway right of way on a 2775.69 foot radius curve left (the long chord of which bears South 62 degrees 17' 15" East for 150.56 feet) a distance of 150.58 feet; thence on a 1388.4 foot radius curve left (the long chord of which bears South 64 degrees 33' 25" East for 17.97 feet) a distance of 17.98 feet; thence leaving said highway right of way line North 0 degrees 21' 45" East parallel to the West line of said Lot A, 180.92 feet; thence North 89 degrees 38' 15" West parallel to the North line of said Lot A, 150 feet to the point of beginning.

## PARCEL 2:

Part of Lot A of SUBDIVISION OF ENTERPRISE TRACT 24 of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the West line of said Lot A at a point 950 feet South of the Northwest corner thereof and running thence South 89 degrees 38' 15" East parallel to the North line of said Lot A, 305.9 feet to an iron pin in the North and South center line of the North half of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North 00 degrees 15' 30" East along said center line 25 feet; thence North 89 degrees 38' 15" West 305.9 feet to the West line of Lot A; thence South along the West line of Lot A 25 feet to the true point of beginning.

Continued on next page



## EXHIBIT "A" CONTINUED

## PARCEL 3:

A parcel of land in Lot A SUBDIVISION OF ENTERPRISE TRACT NO. 24 in the SE 1/4 of the NW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a portion of that certain tract of land conveyed to Swan Lake Moulding Company by deed recorded in Volume 153, Page 222, Klamath County Deed Records and more particularly described as follows:

Starting at the brass monument set by Frank Z. Howard, County Surveyor, in Klamath County Survey No. 498, June 23, 1937, for center of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, for the North half of said Section; thence using bearing fixed by the Oregon State Highway Commission for the center line of South Sixth Street, North 0 degrees 13' 15" East along the East line and the East line extended of Lot A of the Subdivision of Tract 24 of Enterprise Tracts, a subdivision of Klamath County, Oregon, being also the North and South center line for the North half of said section, a distance of 144.00 feet to a brass monument marking the Northerly right of way line of the Klamath Falls, Lakeview State Highway as presently constructed, said monument being 103.51 feet Northerly from (when measured at right angles to) the centerline of the relocated highway at Engineers Station 47+14.77; thence following said Northerly right of way line South 73 degrees 52' 30" West 2.91 feet to an angle point of 6 degrees 03' 30" left; thence on a 83.54 foot radius curve right (the long chord of which bears South 89 degrees 32' 15" West, for 61.83 feet) a distance of 63.34 feet; thence on a 1407.16 foot radius curve right (the long chord of which bears North 67 degrees 25' 50" West for 64.37 feet) a distance of 64.38 feet to a point on the said Northerly right of way line and the true beginning point of this description (a reference point for this true point of beginning is a chiseled cross on the sidewalk which bears South 26 degrees 33' 00" West 1.0 feet distant); thence leaving said Northerly right of way line North 26 degrees 33' 00" East 52.70 feet to an iron pin; thence South 89 degrees 41' 30" East 100.77 feet to an iron pin on the said North South center line of the North half of said Section 3 and the said East line of Lot A; thence North 0 degrees 13' 00" East along the East line of Lot A 148 feet to an iron pin; thence North 89 degrees 37' 00" West 155.83 feet to the Northeast corner of the property conveyed to T. C. and Beth M. Griggs by Swan Lake Moulding Company by deed dated June 4, 1952 and recorded in Volume 255, Page 214 of Klamath County Deed Records; thence South 0 degrees 21' 45" West along the East side of said property 180.95 feet to a point on the said Northerly right of way line of the said Highway; thence following the said Northerly right of way line on a 1407.16 foot radius curve left (the long chord of which bears South 65 degrees 24' 05" East for 35.30 feet) a distance of 35.30 feet, more or less, to the true point of beginning.



## EXHIBIT "A" CONTINUED

## PARCEL 4:

Beginning on the West line of Lot A of ENTERPRISE TRACTS NO. 24, 825 feet South of the Northwest corner of the said Lot A; thence South 100 feet; thence East 299.5 feet; thence North 100 feet; thence West 299.5 feet to the place of beginning, in the County of Klamath, State of Oregon.

## PARCEL 5:

Commencing at the brass plug set by Frank Z. Howard, County Surveyor in the Klamath County Survey No. 498, June 23, 1937, for center of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, for the North half of said Section; thence using bearings fixed by the Oregon State Highway Commission for the center line of South Sixth Street, North 0 degrees 13' 15" East along the East line and the East line extended of Lot A of the Subdivision of Tract 24 of Enterprise Tracts, a subdivision of Klamath County, Oregon, being also the North and South centerline for the North half of said Section, a distance of 144.0 feet to a brass monument marking the Northerly right of way line of the Klamath Falls-Lakeview State Highway as presently constructed, said monument being 103.51 feet Northerly from (when measured at right angles to) the centerline of the relocated Highway at Engineer Station 47+14.77; said monument being also the true beginning point for this description, and running thence from said beginning point along said Northerly right of way line South 73 degrees 52' 30" West 2.91 feet to an angle point of 6 degrees 03' 30" left; thence on an 83.54 foot radius curve right (the long chord of which bears South 89 degrees 32' 15" West for 61.83 feet) a distance of 63.34 feet; thence on a 1407.16 foot radius curve right (the long chord of which bears North 67 degrees 25' 50" West for 64.37 feet) a distance of 64.38 feet to an iron peg from which a witness cross chiseled in the concrete sidewalk bears South 26 degrees 33' 00" West 1.0 feet distant, said iron peg also marking the division between the lands of T. C. Griggs and the Swan Lake Moulding Company; thence leaving said Northerly right of way line North 26 degrees 33' 00" East 52.70 feet to an iron peg; thence South 89 degrees 41' 30" East 100.77 feet to an iron pin on the said North-South centerline of the North half of said Section 3 and the said East line of Lot A; thence leaving lands of T.C. Griggs South 0 degrees 13' 00" West along the East line of said Lot A 70.00 feet to the point of beginning.

CODE 41 MAP 3909-3BD TL 9000  
CODE 41 MAP 3909-3BD TL 1000  
CODE 41 MAP 3909-3BD tl 1100

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 11th day  
of February A.D., 19 97 at 1:42 o'clock P. M., and duly recorded in Vol. M97  
of Mortgages on Page 4303

FEE \$25.00

by Bernetha G. Letsch County Clerk  
Kathleen