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35332

(K-49612) ATE 01046005  
PARTIAL RECONVEYANCE

Vol. 1197 Page 9669

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee, or successor trustee, under that certain trust deed dated July 31, 1996, executed and delivered by Daniel G. Brown and Elouise Brown, Trustees of the Daniel G. Brown Trust U.T.A.D. December 20, 1990, Elouise Brown and Daniel G. Brown, Trustees of the Elouise Brown Trust, U.T.A.D. as grantor and in which Western Bank

is named as beneficiary, recorded September 5, 1996, in book/reel/volume No. M96 at page 27740

or as fee/file/instrument/microfilm/reception No. (indicate which) of the mortgage records of

Klamath County, Oregon, having received from the beneficiary under said deed, or beneficiary's successor in interest, a written request to reconvey a portion of the real property covered by said trust deed, does hereby, for value received, 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 following described portion of the real property covered by said trust deed, to-wit:

\*December 20, 1990

See Exhibit A for legal description

97 APR -2 P 3:26

The remaining property described in said trust deed shall continue to be held by the said trustee under the terms of said deed. This partial reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said trust deed.

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

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

DATED: April 2, 1997

KLAMATH COUNTY TITLE COMPANY, a subsidiary of First American Title Co. of Oregon

By: *Trudie Durant*  
President

Trustee

STATE OF OREGON, County of Klamath ) ss.

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

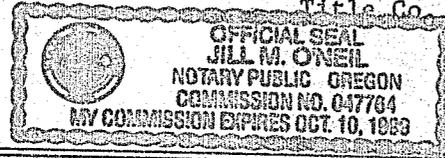
by \_\_\_\_\_

This instrument was acknowledged before me on April 2, 1997,

by Trudie Durant

as President

of Klamath County Title Company, a subsidiary of First American Title Co. of Oregon



*Jill M. O'Neil*  
Notary Public for Oregon  
My commission expires 10/10/99

PARTIAL RECONVEYANCE

TO

AFTER RECORDING RETURN TO

*Dan & Elouise Brown*  
3121 Crosby Ave.  
Klamath Falls, OR 97603

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

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/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ NAME TITLE Deputy

EXHIBIT "A" CONTINUED

PARCEL 2:

That certain parcel of land situated in the NW 1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Commencing at the point of intersection of a line concentric with and distant 50 feet Southwesterly, measured radially, from the original located "D" center line of Southern Pacific Transportation Company's main track (Klamath Falls to Flanigan) with the Easterly line of the United States Reclamation Service Drain Ditch, 1-G-2; thence Southwesterly and Southeasterly along said Easterly line on the courses and curvature thereof as follows: South 23 degrees 09' West 580 feet to a point, Southwesterly on a curve to the right, having a radius of 366.84 feet, and a central angle of 17 degrees 55' (tangent to said curve at last mentioned point is last described course), an arc distance of 114.71 feet to a point, South 41 degrees 04' West tangent to said curve at last mentioned point 377 feet and South 40 degrees 35' 15" East 205 feet to the Southerly line of that certain 60 foot wide, unoccupied County Road (of Record), as said road existed prior to the year of 1929, and the true point of beginning of the parcel to be described; thence leaving said Easterly line South 89 degrees 43' 15" East along said Southerly line 1305 feet to a line parallel with and distant 50 feet Southwesterly, measured at right angles, from said center line; thence South 40 degrees 35' 15" East along said parallel line 264.47 feet to a line parallel with and distant 200 feet Southerly, measured at right angles, from the Easterly prolongation of said Southerly line; thence North 89 degrees 43' 15" West along said parallel line and the Westerly prolongation thereof 1305 feet to said Easterly line herein above described as having a bearing of South 40 degrees 35' 15" East; thence North 40 degrees 35' 15" West along said Easterly line, 264.47 feet to the true point of beginning.

PARCEL 3:

A parcel of land situated in the NW 1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of a 60 foot wide strip of land described in Book 79 at Page 145, Deed Records of Klamath County, Oregon. Said parcel being more particularly described as follows:

All of the portion of said 60 foot strip lying between the Easterly line of the United States Reclamation Service Drain, as described in said Deed, and the Westerly right of way of the Southern Pacific Railroad, Blaker Line.

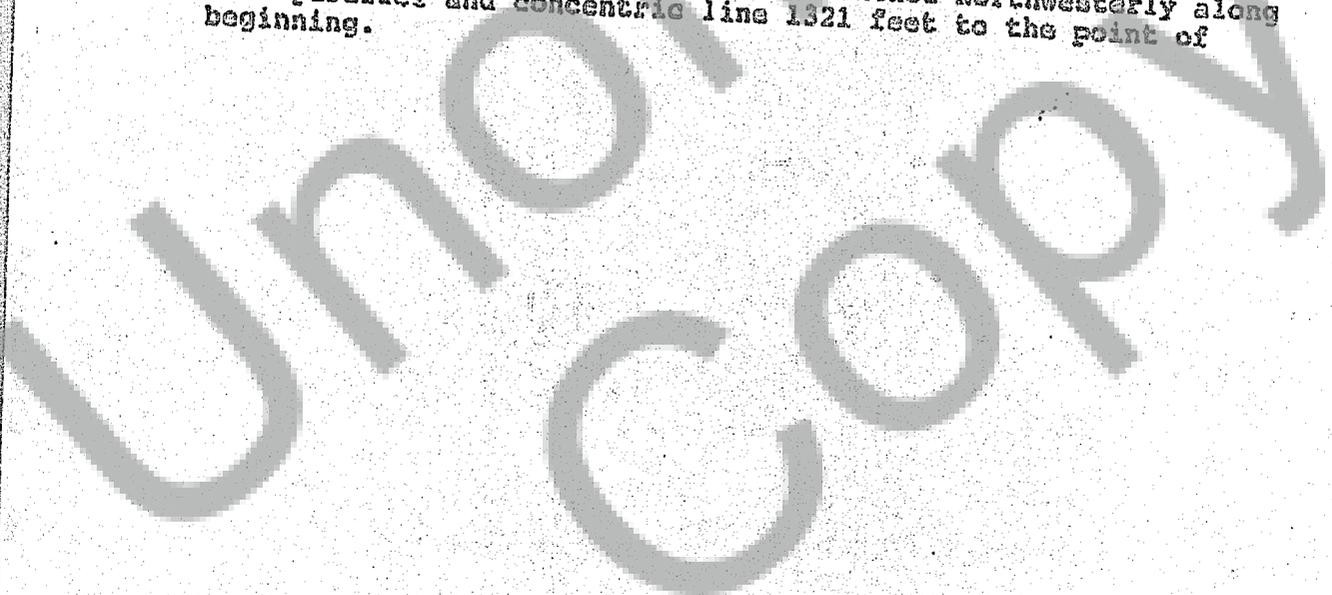
- CODE 172 MAP 3909-1680 TL 2000
- CODE 172 MAP 3909-1680 SL 2000-A1
- CODE 172 MAP 3909-1680 SL 2000-A2

EXHIBIT "A"

PARCEL 1:

That certain parcel of land situated in the NW 1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the point of intersection of a line concentric with and distant 50 feet Southwesterly, measured radially from the original located "D" center line of Southern Pacific Transportation Company's main track (Klamath Falls to Flanigan) with the Easterly line of the United States Reclamation Service Drain Ditch, 1-G-2; thence Southwesterly and Southeasterly along said Easterly line on the courses and curvature thereof as follows: South 23 degrees 09' West 580 feet to a point Southwesterly on a curve to the right, having a radius of 366.84 feet, and a central angle of 17 degrees 55' (tangent to said curve at last mentioned point is last described course), an arc distance of 114.71 feet to a point, South 41 degrees 04' West tangent to said curve at last mentioned point 377 feet, and South 40 degrees 35' 15" East 125 feet to the Northerly line of that certain 60 foot wide, unoccupied County Road (of Record), as said road existed prior to the year of 1929; thence leaving said Easterly line South 89 degrees 43' 15" East along said Northerly line 1305 feet to a line parallel and concentric with and distant 50 feet Southwesterly, measured radially and at right angles, from said center line; thence Northwesterly along said parallel and concentric line 1321 feet to the point of beginning.



Continued on next page

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 2nd day of April A.D., 19 97 at 3:26 o'clock P. M., and duly recorded in Vol. M97 of Mortgages on Page 9669.

FEE \$20.00

Bernetha G. Letsch, County Clerk  
by Kathleen Rose