

NL

40064

DEED OF RECONVEYANCE

Vol. 1791 Page 19949

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated May 29, 1996, executed and delivered by Brent R. Budden, aka Brent Budden as grantor and recorded on June 4, 1996, in the Mortgage Records of Klamath County, Oregon, in Book 785/volume No. M96 at page 16267, and/or as fee/file/instrument/microfilm/reception No. (indicate which), conveying real property situated in that county described as follows: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN AS THOUGH FULLY SET FORTH VERBATIM.

(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 June 23, 1997

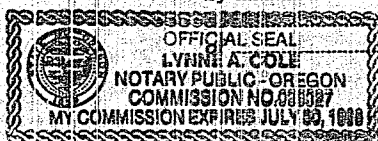
Carlton D. Warren

Trustee

STATE OF OREGON, County of Multnomah, ss.

This instrument was acknowledged before me on June 23, 1997, by Carlton D. Warren

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



Notary Public for Oregon
My commission expires 07/30/98

Carlton D. Warren
850 N.E. 122nd Avenue
Portland, OR 97230

Trustee's Name and Address
TO:

Brent R. Budden

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

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

97 JUN 26 AM 0:41

PARCEL I

Lots 22 and 23, Block 18, SECOND RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPT the Northerly 15 feet of said Lot 23.

CODE 1 MAP 3809-33CB TL 1800

PARCEL II

Lots 28, 29, 30 and the North 10 feet of Lot 27, Block 18, SECOND ADDITION TO RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33BC TL 8300

CODE 1 MAP 3809-33CB TL 1400

CODE 1 MAP 3809-33CB TL 1300

CODE 1 MAP 3809-33CB TL 1200

PARCEL III

A tract of land situated in the NE $\frac{1}{4}$ of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Parcel 1 of Minor Land Partition 9-90.

EXCEPTING the following described tract: Beginning at the most Westerly corner of Lot 3, Block 1, TANGLEWOOD-TRACT 1225; thence along the boundary of said Tract 1225, on a curve to the right (radius point bears South 15 degrees 54' 46" West 175.00 feet and central angle equals 38 degrees 51' 36") 118.69 feet, on a curve to the left (radius point bears North 54 degrees 46' 22" East 20.00 feet, central angle equals 76 degrees 49' 54") 26.82 feet, on a curve to the left (radius point bears South 22 degrees 03' 32" East 225.00 feet and central angle equals 14 degrees 47' 21") 58.08 feet, South 53 degrees 09' 07" West 27.41 feet, on a curve to the left (radius point bears North 36 degrees 50' 53" West 20.00 feet and central angle equals 91 degrees 25' 19") 31.91 feet, on a curve to the left (radius point bears South 51 degrees 43' 48" West 125.00 feet and central angle equals 49 degrees 19' 25") 107.61 feet; thence North 44 degrees 33' 10" East 60.91 feet to the point of beginning with bearings based on said Tract 1225.

CODE 183 MAP 3809-15AO TL 301

PERMITTED ENCUMBRANCES

PARCEL I: Liens and assessments of the City of Klamath Falls; CC & R's of the Second Railroad Addition to the City of Klamath Falls; Trust Deed of SVSB recorded 3/13/92 at Book M-92, Page 5245.

PARCEL II: Liens and assessments of the City of Klamath Falls; CC & R's of the Second Addition to Railroad Addition to the City of Klamath Falls; Easement recorded 8/6/79 at Book M-79, Page 18734; Trust Deed recorded 9/27/89 at Book M-89, Page 18164; Trust Deed recorded 3/12/90 at Book M-90, Page 4549; Trust Deed recorded 8/16/90 at Book M-90, Page 16490; Trust Deed recorded 3/13/92 at Book M-92, Page 5247.

PARCEL III: Rights of the public in property lying within the boundaries of roads; Easement recorded 6/19/70 at Book M-70, Page 5057; Trust Deed recorded 8/16/90 at M-90, Page 16487; Trust Deed recorded 3/13/92 at Book M-92, Page 5249.

All Book and Page references are to the real property records, County of Klamath, State of Oregon.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 26th day
of June A.D., 19 97 at 10:41 o'clock A M., and duly recorded in Vol. M97
of Mortgages on Page 19949

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Brown