

NI

43897

DEED OF RECONVEYANCE Vol. 1997 Page 27351

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated JULY 30, 1987, executed and delivered by O.C. WEBB-BOWEN, AN ESTATE IN FEE SIMPLE AS TENANTS BY ENTIRETY as grantor and recorded on AUGUST 5, 1987, in the Mortgage Records of KLAMATH County, Oregon, in book/reel/volume No. M87 at page 14091, and/or as fee/file/instrument/microfilm/reception No. 77807 (indicate which), conveying real property situated in that county described as follows:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION

(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 JULY 10, 1997

WILLIAM P. BRANDSNESS

[Signature of William P. Brandsness]

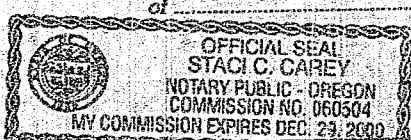
Trustee

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 10, 1997 by William P. Brandsness

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

ss _____ of _____



[Signature of Notary Public]
Notary Public for Oregon
My commission expires 12-23-2000

WILLIAM P. BRANDSNESS

Trustee's Name and Address

O.C. WEBB-BOWEN
MARIE R WEBB-BOWEN

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, } 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 _____ NAME _____ TITLE _____ Deputy

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D.C. WEBB-BOWEN AND MARIE R. WEBB-BOWEN
TRUST DEED DATED JULY 30, 1987

EXHIBIT A

DESCRIPTION OF PROPERTY

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

Lots 17, 18 and 19 in Block 19 of Second Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO Beginning at the Southeasterly corner of Lot 1, Block 65, Buena Vista Addition to the City of Klamath Falls, Oregon; thence North 7°16' East, along the Easterly boundary of said Lot 1, a distance of 112.2 feet, more or less, to the South boundary of Prescott Street; thence South 89°31'30" West, along said South boundary of Prescott Street extended across said Lot 1, a distance of 62.26 feet, more or less, to the East boundary of Bielm Street as now improved and used; thence South 0°28'30" East along the East boundary of said Bielm Street, a distance of 66.85 feet, thence South 34°15' East, 51.2 feet, more or less, to the Southerly boundary of said Lot 1; thence Easterly along said Southerly boundary of Lot 1, 18.0 feet, more or less, to the point of beginning, being all that portion of Lot 1, Block 65, Buena Vista Addition to Klamath Falls, not used as portions of Prescott and Bielm Streets;

ALSO a portion of the vacated section of Lakeview Street that lies between Blocks 65 and 72 in Buena Vista Addition, and particularly described as follows: Beginning at the Southeast corner of Lot 1, Block 65, Buena Vista Addition to Klamath Falls, Oregon; thence North 7°16' East, along the Easterly boundary of said Lot 1, a distance of 112.2 feet, more or less, to the South boundary of Prescott Street; thence North 89°31'30" East, along said South boundary of Prescott Street, a distance of 46.53 feet; thence South 0°28'30" East, 40.0 feet; thence South 89°31'30" West, 13.0 feet; thence South 0°28'30" East, 74.95 feet, more or less, to the Northerly boundary of Oregon Avenue; thence Northwesterly along said Northerly boundary of Oregon Avenue, a distance of 50.5 feet, more or less, to the point of beginning.

ALSO All that portion of the SW¼NE¼, SE¼NW¼ of Section 30, Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at a point on the northwesterly right of way line of the Klamath Falls Weed State Highway in the SW¼NE¼ of Section 30, Township 39 South, Range 9 E.W.M., which point of beginning is 1320 feet North of the quarter corner common to Sections 30 and 31, Township 39 South, Range 9 E.W.M. and South 89°44' West 1013 feet along the South line of the NE¼SW¼ of Section 30 to the northwesterly right of way line of said highway; thence along said highway right of way line as follows: North 36°34' East 1792.17 feet; South 53°26' East 25.0 feet; thence North 36°34' East 412.3 feet to the true point of beginning of the tract herein described; thence continuing North 36°34' East 435 feet to a point, which is the most southerly corner of the tract conveyed to Robert D. McPherson by deed recorded October 8, 1956, in Volume 287 page 160; thence North 53°26' West along the Southerly line of said McPherson tract to the southeasterly right of way line of the Southern Pacific Railroad right of way; thence Southwesterly along said southeasterly right of way line of the Southern Pacific Railroad to a point which is North 53°26' West to the true point of beginning; thence South 53°26' East to the true point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of South Valley Bank the 20th day of August A.D. 19 97 at 3:06 o'clock P. M., and duly recorded in Vol. M97 of Mortgages on Page 27351

FEES \$15.00

By Bernethia G. Leisch, County Clerk

After recording return to (Name, Address, Zip): <u>SOUTH VALLEY BANK & TRUST</u> <u>P.O. BOX 5210</u> <u>KLAMATH FALLS, OR. 97601</u>	Until requested otherwise send all tax statements to (Name, Address, Zip): <u>Tanner</u>
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FOR
RECORDER'S USE

Book/roll/volume No. _____ on page _____
and/or as fee/file/instru-
ment/microfilm/reception No. _____
Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

NAME _____ TITLE _____
By _____, Deputy

O.C. WEBB-BOWEN AND MARIE R. WEBB-BOWEN
TRUST DEED DATED JULY 30, 1987

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ALSO All that portion of the SW¼, SE¼NW¼ of Section 30, Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at a point on the northwesterly right of way line of the Klamath Falls Weed State Highway in the SW¼NE¼ of Section 30, Township 39 South, Range 9 E.W.M., which point of beginning is 1320 feet North of the quarter corner common to Sections 30 and 31, Township 39 South, Range 9 E.W.M. and South 89°44' West 1015 feet along the South line of the NE¼SW¼ of Section 30 to the northwesterly right of way line of said highway; thence along said highway right of way line as follows: North 36°34' East 1792.17 feet; South 53°26' East 25.0 feet; thence North 36°34' East 412.3 feet to the true point of beginning of the tract herein described; thence continuing North 36°34' East 455 feet to a point, which is the most southerly corner of the tract conveyed to Robert D. McPherson by deed recorded October 8, 1956, in Volume 287 page 160; thence North 53°26' West along the Southerly line of said McPherson Tract to the southeasterly right of way line of the Southern Pacific Railroad right of way; thence Southwesterly along said southeasterly right of way line of the Southern Pacific Railroad to a point which is North 53°26' West to the true point of beginning; thence South 53°26' East to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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of August A.D., 19 97 at 3:06 o'clock P. M., and duly recorded in Vol. M97
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By Bernetha G. Leisch, County Clerk
Kathleen R. Roca