

NT

54989

98 MAR 20 P3:12 Vol. 198 Page 9038WILLIAM P. BRANDSNESS
411 PINE STREET
KLAMATH FALLS OR 97601

Trustee's Name and Address

To

MATTHEW BIAGGI AND KIMBERLY BIAGGI

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. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME _____

TITLE _____

By _____, Deputy

Arc #0347293

DEED OF RECONVEYANCE

KNOW ALL BY THESE PRESENTS that the undersigned trustee or successor trustee under that certain trust deed dated OCTOBER 21, 1991, executed and delivered by MATTHEW BIAGGI AND KIMBERLY BIAGGI, AS TENANTS BY THE ENTIRETY as grantor and recorded on APRIL 2, 1992, in the Records of KLAMATH County, Oregon in book/reel/volume No. M92 at page 6968, and/or as BOOK/REEL/VOLUME reception No. 42995 (indicate which), conveying real property situated in that county described as follows:

SEE ATTACHED EXHIBIT "A" BY THIS REFERENCE MADE A PART HERETO.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 March 18, 1998

ANDREW C. BRANDSNESS, SUCCESSOR TRUSTEE

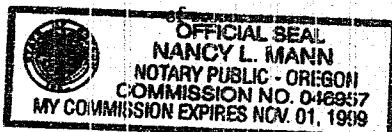
TRUSTEE

STATE OF OREGON, County of Klamath } ss.This instrument was acknowledged before me on March 18, 1998,by Andrew C. Brandsness

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

by _____

as _____



Nancy L. Mann

Notary Public for Oregon

My commission expires 11-1-99

EXHIBIT "A"

PARCEL 1:

That portion of Parcel 3 of Major Land Partition No. 27-85 (more fully described below) which lies within Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

A parcel of land located in the SE 1/4 SW 1/4 of Section 27, and the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence South 00 degrees 12' 45" West along the North-South centerline of Section 34 250.75 feet to a point on the Northerly right of way line of State Highway 140; thence following said right of way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears South 38 degrees 43' 23" West 96.34 feet; thence North 00 degrees 12' 45" East 285.71 feet; thence North 89 degrees 15' 20" West 180.01 feet; thence South 00 degrees 12' 45" West 247.80 feet; thence North 89 degrees 55' 07" West 114.05 feet; thence North 9 degrees 58' 30" West 266.86 feet to a point on the Southeasterly right of way line of the O.C. & E. Railroad; thence along said right of way line North 31 degrees 08' 03" East 781.68 feet to a point on the North-South centerline of Section 27; thence South 00 degrees 15' 04" West 646.40 feet to the point of beginning.

PARCEL 2:

A parcel of land located in the NE 1/4 NW 1/4, Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly right of way line of State Highway 140 from which point the North quarter corner of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears North 38 degrees 43' 23" East 96.34 feet and North 00 degrees 12' 45" East 250.75 feet distant; thence following said right of way line along the arc of a 2824.79 foot radius curve to the right 352.73 feet, the long chord of which bears South 43 degrees 16' 45" West 352.49 feet; thence North 09 degrees 58' 30" West 301.59 feet; thence South 89 degrees 55' 07" East 294.05 feet; thence South 00 degrees 12' 45" West 40.00 feet to the point of beginning.

Continued on next page

EXHIBIT "A" CONTINUED

AND a Parcel of land located in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point from which the North quarter corner of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears South 89 degrees 15' 20" East 60.00 feet and North 00 degrees 12' 45" East 41.00 feet distant; thence South 00 degrees 12' 45" West 245.71 feet; thence North 89 degrees 55' 07" West 180.00 feet; thence North 00 degrees 12' 45" East 247.80 feet; thence South 89 degrees 15' 20" East 180.01 feet to the point of beginning.

CODE 37 MAP 3811-V34BO TL 101

CODE 37 MAP 3811-V34BO TL 100

RESERVING AND SUBJECT TO a non-exclusive private easement for vehicular and public utility access described as follows:

A strip of land 60.00 feet wide located in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the 1/4 corner common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence South 00 degrees 12' 45" West along the North-South centerline of Section 34, 250.75 feet to a point on the Northerly right of way line of State Highway 140; thence following said right of way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears South 38 degrees 43' 23" West 96.34 feet; thence North 00 degrees 12' 45" East 326.71 feet, more or less, to the section line common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence Easterly along section line to the point of beginning.

ALSO RESERVING AND SUBJECT TO an easement for utility purposes to provide access to Pole #F 10340 located on adjacent property.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day
of March A.D., 19 98 at 3:12 o'clock P M., and duly recorded in Vol. M98
of Mortgages on Page 9040.

FEE \$20.00

Bernetha G. Letsch, County Clerk
By Pauline Mulendore