

AFTER RECORDING, RETURN TO and
SEND TAX STATEMENTS TO:

D & S Properties
c/o Arie C. DeGroot
303 Pine Street
Klamath Falls OR 97601

DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee under that certain trust deed dated October 22, 1991, executed and delivered by D & S Properties, a partnership composed of Arie C. DeGroot, Ben DeGroot, Gerrit A. DeGroot, and Ronald J. Sumner, as grantor, and recorded on November 13, 1991, in the Mortgage Records of Klamath County, Oregon in Volume M 91 at Page 23743, conveying real property situated in Klamath County, Oregon and more particularly described as follows:

SEE EXHIBITS "A" and "B" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE;

having received from the beneficiaries 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 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.

DATED THIS 16th day of June, 1997.

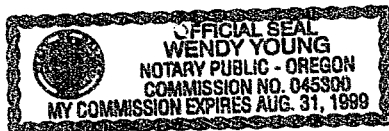
William M. Ganong
William M. Ganong, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 16th day of June, 1997.

Wendy Young
Notary Public for Oregon

My Commission Expires: 8-31-99



98 JUL -2 P3:35

MTC NO: 26546-LB

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land situated in the S 1/2 of the SE 1/4 of the SW 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Parcel 1: Beginning at a point which is South 89 degrees 18' East a distance of 114.5 feet along the Northerly line of Main Street from the Southeasterly corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 174 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U. S. Reclamation Service Main Canal right of way; thence in a Northwesterly direction and parallel with the Southwesterly line of said canal right of way and 20 feet distant at right angles therefrom a distance of 83 feet, more or less, to a point; thence South 0 degrees 42' West a distance of 191.25 feet, more or less, to a point on the Northerly line of Main Street; thence South 89 degrees 18' East a distance of 79.3 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon. LESS that portion deeded to A. A. Soule and Eva Soule by Klamath County, as recorded in Volume 173, page 459, more particularly described as follows:

Beginning at a point which is South 89 degrees 18' East a distance of 1067.2 feet along the Northerly line of Main Street from the Southeasterly corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 185.75 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U. S. Reclamation Service Main Canal right of way; thence in a Northwesterly direction and parallel with the Southwesterly line of said Canal right of way and 20 feet distant at right angles therefrom a distance of 5.18 feet to the Northeast corner of that piece of land deeded to Eva Soule by Herbert Lang and Jennie Lang, as recorded in Volume 105, page 47; thence South 0 degrees 42' West a distance of 187.15 feet, more or less, to a point on the Northerly line of Main Street; thence South 89 degrees 18' East along the Northerly line of Main Street a distance of 5.0 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S 1/2 SE 1/4 SW 1/4, Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(legal description continued)

EXHIBIT A
LEGAL DESCRIPTION
continued

ALSO INCLUDING THE FOLLOWING.

Beginning at a point which is South 89 degrees 18' East a distance of 1141.5 feet along the Northerly line of Main Street from the Southeasterly corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 129.45 feet to the true point of beginning; thence South 89 degrees 18' East a distance of 99.06 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S. Reclamation Service Main Canal right of way; thence in a Northwesterly direction and parallel with the Southwesterly line of said canal right of way and 20 feet distant at right angles therefrom along the arc of 224.62 feet radius curve to the left, whose long chord bears North 65 degrees 49' West a distance of 68.8 feet; thence continuing 20 feet distant at right angles from said canal right of way North 74 degrees 36' West a distance of 37.3 feet to the Northeast corner of that piece of land deeded to Emma Lightfoot by L.L. Low, as recorded in Volume 107, page 618; thence South 0 degrees 42' West a distance of 36.8 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon and in the S 1/2 SE 1/4 SW 1/4, Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER WITH vacated alley way adjacent to said property on the North, said alley way lying between North line of above premises and the Southerly boundary of United States Bureau of Reclamation "A" Canal.

PARCEL 2: Beginning at a point which is South 89 degrees 18' East a distance of 1248 feet Easterly along the Northerly line of Main Street from the Southeast corner of Block 57, Second Hot Springs Addition to Klamath Falls, Oregon; thence in a Northerly direction and at right angles to Main Street parallel to Mortimer Avenue a distance of 118.3 feet to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence Southeasterly and 20 feet from the U.S.R.S. Canal right of way to a point on the Northerly line of Main Street 105.2 feet Easterly from the point of beginning; thence Westerly along the Northerly line of Main Street 105.2 feet to the place of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S 1/2 SE 1/4 SW 1/4, Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon (and described in that certain deed by The Klamath Development Co. to T. D. Jordan recorded in the office of the Clerk of Klamath County on February 26, 1923, in Volume 59, page 574). TOGETHER WITH the vacated alley lying Northerly and Easterly of and adjoining the herein described property, as disclosed by Vacation Ordinance No. 5526, recorded April 25, 1966, in Book M-66, page 3643, Microfilm Records of Klamath County, Oregon.

(legal description continued)

MTC NO: 26543-LB

EXHIBIT A
LEGAL DESCRIPTION
continued

ALSO that portion of a vacated alley, as disclosed by Vacation Ordinance #5526, recorded April 25, 1966, in Book M-66, page 3643,† Microfilm Records of Klamath County, Oregon, lying Northerly of the following described property:

Beginning at a point South 89 degrees 18' East a distance of 1205.4 feet from the Southeast corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 129.45 feet; thence South 89 degrees 18' East a distance of 21.5 feet; thence in a Southerly direction 23.2 feet, more or less, parallel with the Southerly line of the U.S. Canal right of way to a line parallel with West line of property; thence South 0 degrees 42' West a distance of 118.3 feet; thence North 89 degrees 18' West a distance of 42.6 feet to the point of beginning, all lying in the S 1/2 SE 1/4 SW 1/4, Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(end of legal description)

Subject to the terms and conditions of that certain Encumbrance recorded in M91 at Page 22903 of the records of the Clerk of Klamath County, Oregon.

EXHIBIT B

D & S Properties - Sessom Trust Deed

Parcel 1: (Duplexes on Garden)

Lots 428, 429 and 430, Block 126, Mills Addition to the City of Klamath Falls, Klamath County, Oregon;

Subject to mortgage recorded in Vol. M76 at page 8982 of records of Klamath County, Oregon, and assignment of rentals recorded in M79 at page 9023 of said records.

Parcel 2: (Summers Lane)

A tract of land situated in the N1/2 SE1/4 SE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located south 740.0 feet and west 30.0 feet from the southeast corner of NE1/4 NE1/4 of said section 10, said point lying on the west boundary of Summers Lane; thence west 155.0 feet to an iron pin; thence south parallel to Summers Lane 123.3 feet to an iron pin on the northerly line extended of parcel conveyed to Harley H. Franklin, et ux, by deed recorded April 29, 1927 in Volume 205, page 403, Deed Records of Klamath County, Oregon; thence east 155.0 feet to an iron pin on the west boundary of Summers Lane; thence north along said west boundary of Summers Lane 123.3 feet, more or less, to the point of beginning.

Subject to Trust Deed recorded in M90 at page 19742 of the records of Klamath County, Oregon.

Parcel 3: (Hilyard)

The easterly 165 feet of Lot 10 in Block 4, Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; Excepting therefrom the southerly 5 feet of Lot 10 conveyed to Klamath County by deed recorded in Vol. 329 at pages 585 to 587 of said County Clerk's deed record.

Subject to Mortgage recorded in Vol. M78 at page 251, Trust Deed recorded in Vol. M79 at page 4, Agreement recorded in Vol. M79 at page 959 and the assignments

thereof recorded in Vol. M80 at page 16603 and M82 at page 675; and the Agreement recorded in Vol. M90 at page 5386 of said County Clerk's records.

Parcel 4: (Greystone)

Lots 12, 17, 18, 19 and 20 of the Resubdivision Plat of Block 23 of Industrial Addition according to the plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the Trust Deed recorded in Vol. M90 at page 12868 of the records of the Clerk of Klamath County, Oregon.

Parcel 5: (Pacific Terrace)

Beginning at a point on the north line of WILLIAMS ADDITION to the City of Klamath Falls, Oregon, which is 7.67 feet south 89 degrees 20' east along the north line of Block 1-A from the most northwesterly corner thereof, and running thence north 31 degrees 51' east 131.04 feet to a point which is on the westerly line of Pacific Terrace in HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence south 20 degrees 55' east along the westerly line of Pacific Terrace 61.2 feet to a point; thence south 41 degrees 20' west a distance of 73 feet to a point on the boundary between HOT SPRINGS and WILLIAMS ADDITIONS; thence continuing south 41 degrees 20' west a distance of 20.89 feet to a point on the northeasterly line of Alameda Street; thence north 66 degrees 05' west along said line of Alameda Street 33.45 feet; thence north 31 degrees 51' east 3.06 feet to the point of beginning, said tract being portions of Lot 15, Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and Block 1-A, WILLIAMS ADDITION to the City of Klamath Falls, Oregon.

Subject to the Trust Deed recorded in Vol. M91 at page 5816 of the records of the Clerk of Klamath County, Oregon.

Parcel 6: (Ewauna-Cascade)

Lots 15, 16 and 17, Block 3; Lots 9, 10, 11, 12, 13, 14, 15, Block 4; Lots 3, 4, 5, 6, and 7, Block 5 and that portion of vacated alley in said Block 5 between said Lots 3, 4, 5, 6 and 7; Lots 1, 2 and 3, Block 6, CANAL 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. EXCEPTING THEREFROM that certain well located in Block 5 described in Warranty Deed dated August 4, 1972 and recorded on October 12, 1972 in Volume M72, page 11677, Microfilm Records of Klamath County, Oregon from Cecil and Evelyn L. Drew and Mary Vlahos to California-Pacific Utilities Company.

Subject to the mortgage recorded in Vol. 197 at page 101 and a Trust Deed recorded in Vol. M90 at page 66 of the records of the Clerk of Klamath County, Oregon.

Parcel 7: (Ideal)

Lots 10A, 10B, 10C and 10D, Block 4 of 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.

Subject to the Trust Deed recorded in Vol. M90 at page 66 of the records of the Clerk of Klamath County, Oregon.

INDEMNIFICATION

Grantors agree to pay, when due, all payments due upon the promissory notes secured by said Trust Deeds and by said Agreements, and shall hold Ernest Sessom and Doris Sessom harmless therefrom. Should Grantors default in making the payments due upon said prior notes and contracts, the beneficiaries herein may make said delinquent payments and any sums so paid by beneficiaries herein shall be added to the principal balance of the promissory note secured by this Trust Deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of D & S Properties the 2nd day of July A.D., 19 98 at 3:35 o'clock P. M., and duly recorded in Vol. M98 of Mortgages on Page 23631.

FEE \$80.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross