

NT **63660** '98 JUL 30 P1:51 Vol. **1198** Page **27947**

WILLIAM P. BRANDSNESS

 Trustee's Name and Address
 To
GAYLE P. NICHOLSON

 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):

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/instru-
 ment/microfilm/reception No. _____,
 Records of said County.
 Witness my hand and seal of County
 affixed.
 _____ NAME _____ TITLE
 By _____, Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

DEED OF RECONVEYANCE

KNOW ALL BY THESE PRESENTS that the undersigned trustee or successor trustee under that certain trust deed dated
JUNE 19, 1996, executed and delivered by GAYLE P. NICHOLSON AND WILLIAM R. NICHOL-
SON JR as grantor and recorded on
JUNE 25, 1996, in the Records of KLAMATH County, Oregon in book/reel/volume
 No. M96 at page 18903, and/or as fee/file/instrument/microfilm/reception No. 20421 (indicate
 which), conveying real property situated in that county described as follows:

SEE ATTACHED EXHIBIT A

(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 JULY 27, 1998

[Signature]

TRUSTEE

STATE OF OREGON, County of KLAMATH
 This instrument was acknowledged before me on JULY 27, 1998,
 by William P. Brandsness
 This instrument was acknowledged before me on _____, 19____,
 by _____
 as _____
 of _____



Karen A. Baker
 Notary Public for Oregon

My commission expires 9-28-01

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A portion of the SE1/4 of the NW1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 1/2 inch iron pin which bears North 88 degrees 59' 04" East 905.0 feet and North 0 degrees 35' West 322.88 feet from the iron pin marking the Southwest corner of said SE1/4 of the NW1/4, said beginning point being the Northeast corner of parcel conveyed by Harry R. Waggoner to Wayne N. Horton by deed recorded in Volume M77, page 1215, Microfilm Records of Klamath County, Oregon; thence North 88 degrees 35' West along the North line of last-mentioned parcel, 122.52 feet to a P.K. nail; thence South 45 degrees 25' West 27.79 feet to a P.K. nail; thence North 0 degrees 35' West 62.0 feet to a 1/2 inch iron pin; thence South 88 degrees 35' East 74.51 feet to a 1/2 inch iron pin; thence North 0 degrees 35' West 155.0 feet to a point; thence North 89 degrees 25' East 68.0 feet to a point; thence South 0 degrees 35' East 222.12 feet, more or less, to the point of beginning.

TOGETHER WITH easement for utility purposes as shown in instrument recorded January 21, 1977, in Deed Volume M77, page 1215, Microfilm Records of Klamath County, Oregon.

PARCEL 2

Beginning at an iron pin which bears South 88 degrees 05' West 20.4 feet and North 0 degrees 59' West 560 feet and South 89 degrees 25' West 245.5 feet from the iron pin which marks the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 89 degrees 25' West, parallel with the most Southerly line of Pleasant Home Tracts, 300 feet to a point; thence North 0 degrees 35' West 157.6 feet, more or less, to a point on the South line of Lot 6, Pleasant Homes Tracts; thence North 89 degrees 25' East along said Southerly line of Pleasant Home Tracts, 300 feet; thence South 0 degrees 59' East, parallel with the center line of Wiard Street, 157.6 feet, more or less, to the point of beginning.

PARCEL 3

The Southerly 97.7 feet of Lot 6, Pleasant Home Tracts, LESS AND EXCEPTING the West 12 feet thereof, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4

Lot 3, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 5

A portion of the SE1/4 of the NW1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 3/4 inch iron pipe on the North line of said SE1/4 of the NW1/4 which bears North 89 degrees 24' 30" East 660.2 feet from the iron axle marking the Southwest corner of Lot 82, Pleasant Home Tracts; thence South 0 degrees 35' East 1020.2 feet to a concrete nail set 0.2 feet South of a pipe fence post; thence South 89 degrees 30' 55" East 82.5 feet to a point; thence South 0 degrees 35' East 279.46 feet to a point on the Northerly right of way line of South Sixth Street as now located and constructed; thence North 88 degrees 59' 04" East, along said right of way line, 20.0 feet to a point; thence North 0 degrees 35' West 330.93 feet to a 1/2 inch iron pin; thence South 88 degrees 35' East 74.51 feet to a 1/2 inch iron pin; thence North 0 degrees 35' West 449.3 feet, more or less, to a point which is 97.7 feet North of the South line of Lot 6, Pleasant Home Tracts; thence South 89 degrees 25' West 12.0 feet to a point on the West line of said Lot 6, Pleasant Home Tracts; thence North 0 degrees 35' West 519.83 feet, more or less, to the North line of said SE1/4 of the NW1/4; thence South 89 degrees 24' 30" West along said North line, 165.0 feet, more or less, to the point of beginning.

TOGETHER WITH an easement 10 feet in width for road purposes as shown by instrument dated December 1, 1976, recorded December 17, 1976 in Deed Volume M76, page 20164, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 30th day
of July A.D., 19 98 at 1:51 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 27947

Bernetha G. Letsch, County Clerk

FEE \$15.00

By Kathleen Rose