

66534

98 SEP 18 P3:35

ATC 03047892

Vol. M98 Page 34437

PARTIAL RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned trustee, or successor trustee, under that certain trust deed dated April 8, 1998, executed and delivered by Larry E. Peacore and Carolyn F. Peacore, Trustees of the Peacore Family Trust, as grantor and in which Klamath First Federal Savings and Loan Association is named as beneficiary, recorded April 14, 1998, in book/reel/volume No. M98, at page 12278, of the Mortgage Records of Klamath County, Oregon, has received from the beneficiary under said deed or beneficiary's successor in interest, a written request to reconvey a portion of the real property covered by said trust deed, does hereby, for value received, 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 following described portion of the real property covered by said trust deed, to-wit:

As shown on attached Exhibit "A"

The remaining property described in said trust deed shall continue to be held by the said trustee under the terms of said deed. This partial reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said trust deed.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In construing this instrument and whenever the context so requires the singular includes the plural.

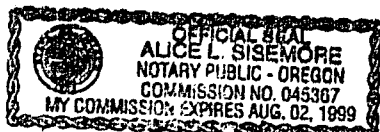
IN WITNESS WHEREOF, the undersigned trustee has executed this document.

Dated: July 28, 1998.

William L. Sisemore
William L. Sisemore, Trustee

STATE OF OREGON)
County of Klamath) SS

This instrument was acknowledged before me on July 28, 1998, by William L. Sisemore.



Alice L. Sisemore
Notary Public for Oregon
My Commission Expires: 08/02/99

After recording return to:

STATE OF OREGON, County of Klamath) 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 _____ or as fee/file/instrument/microfilm/reception No. _____.
Record of Mortgages of said County.
Witness my hand and seal of County affixed.

Name Title
BY _____
Deputy

EXHIBIT "A"

That portion of the following described property shown as Parcel 1 which lies Southerly of a 30 foot road easement, more fully described as follows:

A strip of land 30 feet in width for road easement purposes, for ingress and egress, said easement being situated in the SE 1/4 of Section 7 and the SW 1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, said strip of land being 15 feet each side of, measured at right angles to the following described centerline:

Beginning at a point on the Easterly line of parcel of land described in Book M-69 at Page 5656, said point being situated North 28 degrees 36' 18" West 1987.99 feet and South 15 degrees 44' 40" East 70.42 feet from the Southeast corner of said Section 7; thence North 70 degrees 14' 50" East 102.17 feet; thence South 65 degrees 44' 20" East 111.88 feet; thence South 87 degrees 00' 30" East 358.12 feet; thence North 67 degrees 52' 30" East 122.99 feet; thence North 30 degrees 20' 50" East 109.81 feet; thence North 59 degrees 09' 30" East 285.17 feet, more or less, to the centerline of the Keno-Worden County Road. EXCEPTING THEREFROM that portion within the county road right of way; Klamath County, Oregon.

PARCEL 1:

In Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 7: SE 1/4 SW 1/4, SW 1/4 NE 1/4, NW 1/4 SE 1/4, Lots 2 and 3, EXCEPTING that portion deeded to Ralph S. Cecil, et ux., on June 24, 1949 in Deed Volume 232 at Page 144; ALSO EXCEPTING that portion lying within the limits of the Keno-Worden Highway

EXCEPTING THEREFROM a tract of land situated in the NE 1/4 of the SE 1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin which is located North 28 degrees 36' 18" West 1987.99 feet from the Southeast corner of said Section 7; thence South 74 degrees 15' 20" West 157.77 feet to a 5/8 inch iron pin in an existing fence line; thence South 15 degrees 44' 40" East along said fence line 194.5 feet to a fence corner; thence leaving said fence line and continuing South 15 degrees 44' 40" East to the South line of the NE 1/4 of the SE 1/4 of said Section 7; thence Easterly along the South line of the NE 1/4 of SE 1/4 of said Section 7 to a point that bears South 15 degrees 44' 40" East from the point of beginning; thence North 15 degrees 44' 40" West to the point of beginning.

ALSO EXCEPTING a strip of land 30 feet in width for road easement purposes, for ingress and egress to the above described tract of land, said easement being situated in the SE 1/4 of Section 7 and the SW 1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, said strip of land being 15 feet each side of, measured at right angles to the following described centerline:

Beginning at a point on the Easterly line of the above described tract of land, said point being situated North 28 degrees 36' 18" West 1987.99 feet and South 15 degrees 44' 40" East 70.42 feet from the Southeast corner of said Section 7; thence North 70 degrees 14' 50" East 102.17 feet; thence South 65 degrees 44' 20" East 111.88 feet; thence South 87 degrees 00' 30" East 358.12 feet; thence North 67 degrees 52' 30" East 122.99 feet; thence North 30 degrees 20' 50" East 109.81 feet; thence North 59 degrees 09' 30" East 285.17 feet, more or less, to the centerline of the Keno-Worden County Road, EXCEPTING THEREFROM that portion within the county road right of way, Klamath County, Oregon.

ALSO EXCEPTING that portion deeded to L. Vern Howard and Cheryl A. Howard, recorded on October 15, 1971 in Book M-71 at Page 10852.

ALSO EXCEPTING that portion deeded to L. Vern Howard and Cheryl A. Howard, recorded on August 28, 1984 in Book M-84 at Page 14909.

CODE 21 & 52 MAP 4008-700 TL 800
CODE 52 & 21 MAP 4008-700 TL 800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of September A.D., 19 98 at 3:35 o'clock P.M., and duly recorded in Vol. M98
of Mortgages on Page 34437

FEE \$20.00

By Bernetha G. Letsch, County Clerk