

76312 '99 MAR 16 P3 22 DEED OF RECONVEYANCE Vol. 1199 Page 9235

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated OCTOBER 30, 19 87, executed and delivered by WALTER C. BADOREK DBA BADOREK ENTERPRISES AND SHARON DAWN BADOREK DBA BADOREK ENTERPRISES OCTOBER 30, 19 87, as grantor and recorded on KLAMATH in the Mortgage Records of County, Oregon, in book/entry No. M-87, at page 19725, and/or as fee/103/KNOWLEDGE/KNOWLEDGE/KNOWLEDGE No. 81059 (indicate which), conveying real property situated in that county described as follows:
SEE ATTACHED EXHIBIT A

(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 MARCH 10, 19 99 Andrew C. Brandsness, Successor Trustee

Trustee

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on MARCH 10, 19 99, by Andrew C. Brandsness
This instrument was acknowledged before me on , 19 , by



Karen A. Baker
Notary Public for Oregon
My commission expires 9-28-01

Andrew C. Brandsness
411 PINE ST.
KLAMATH FALLS, OR 97601
Trustee's Name and Address
WALTER C. BADOREK AND SHARON BADOREK
DBA BADOREK ENTERPRISES
After recording return to (Name, Address, Zip):
SO. VALLEY BANK & TRUST
803 MAIN ST.
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

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situated in Klamath County, Oregon, more particularly described as follows:

PARCEL ONE:

Lots 5, 6, 7, 8, 9 and 10 in Block 2; and Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 32 and 33 in Block 4, of SIXTH STREET 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, part of Lot 30, Block 4, SIXTH STREET ADDITION in Klamath County, Oregon, according to the official plat thereof, described as follows:

Beginning at the Northwest corner of Lot 30, Block 4, SIXTH STREET ADDITION; thence Southeasterly along alley parallel to Sixth Street a distance of 11.71 feet; thence Southwest at right angles to alley 17.25 feet to the Westerly line of Lot 30; thence Northerly along West line of Lot 30, 20.86 feet to the point of beginning, being a portion of Lot 30 Block 4 Sixth Street Addition.

Part of Lot 30, Block 4, SIXTH STREET ADDITION in Klamath County, Oregon, described as follows: Beginning at the Northwest corner of Lot 30, Block 4, Sixth Street Addition; thence Southeasterly along the Northeasterly line of said lot, 11.71 feet to the true point of beginning; thence Southeasterly along said lot line 33.28 feet; thence South $34^{\circ}07\frac{1}{2}'$ West 17.25 feet to the South line of said lot; thence Westerly along the South line to its intersection with the Southeasterly line of Lot 31, Block 4, Sixth Street Addition; thence North $34^{\circ}07\frac{1}{2}'$ East 17.25 feet to the point of beginning.

All that portion of Lot 31, Block 4, SIXTH STREET ADDITION in Klamath County, Oregon, except that part conveyed to Alfred D. Collier and V. E. O'Neill by deed dated December 9, 1937, recorded December 14, 1937, in Volume 113, at page 347, records of Klamath County, Oregon, described as follows: Beginning at a point in line marking the southwesterly boundary of said Lot 31, 55 feet Southeasterly from the most Westerly corner of said Lot 31, thence at right angles to the center line of South Sixth Street (The Dalles-California Highway) as the same is now located and constructed Northeasterly 33.63 feet, more or less, to a point in the Easterly boundary of said Lot 31; thence Southerly along the said Easterly boundary of said Lot 40.63 feet, more or less, to the Southeasterly corner of said Lot 31; thence Northwesterly along the above mentioned Southwesterly boundary of said Lot 31, 22.80 feet, more or less, to the point of beginning.

Part of Lot 802 ENTERPRISE TRACTS, according to the official plat thereof, described as follows: Beginning at a point in the Easterly boundary of Lot 31, Block 4, SIXTH STREET ADDITION from which the Southeasterly corner of said lot bears South $0^{\circ}00\frac{1}{2}'$ East 40.63 feet distant; running thence North $34^{\circ}07\frac{1}{2}'$ East at right angles to the center line of Sixth Street (The Dalles-California Highway) as now located to the South line of Lot 30, Block 4, of said Addition, thence West on said South line of Lot 30 to its intersection with the Southeasterly line of Lot 31, Block 4, said addition; thence South $0^{\circ}00\frac{1}{2}'$ East on said Southeasterly line of Lot 31 to the point of beginning.

Also beginning at the Northeast corner of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Oregon, and running thence South $0^{\circ}00'30''$ East along the East line of said Section 4, 862.01 feet; thence West 29.92 feet to an iron pipe marking the former intersection of the North line of South Sixth Street and the West line of Washburn Way, which iron pipe is distance 29.52 feet at right angles from the center line of the Klamath Falls Lakeview Highway at Engineers Station 15+58.91; and continuing thence from said iron pipe North $0^{\circ}00'30''$ West 62.53 feet along the West line of Washburn Way to the true beginning point of the description; running thence from said true beginning point North $0^{\circ}00'30''$ West 58.42 feet along the West line of Washburn Way to the South line of the alley in Block 4 of the Sixth Street Addition; thence North $55^{\circ}50'30''$ West along the South line of said alley 136.30 feet to the Northeasterly corner of that tract of land heretofore conveyed to W. Badorek and Nellie Badorek by Alfred D. Collier et ux., and V. E. O'Neill et ux., by deed recorded in Volume 113, page 349 of Klamath County Deed Records; thence South $34^{\circ}09'30''$ West along the Easterly line of said tract of land and the Westerly line of that certain tract of land conveyed to Alfred D. Collier and V. E. O'Neill by W. Badorek and Nellie Badorek and recorded in Volume 113, page 347, of Klamath County Deed Records, a distance of 89.55 feet to the Northerly right of way line of the Klamath Falls Lakeview State Highway as the same is presently constructed; thence along said Northerly right of way line on an 80 foot radius curve left (the long chord of which bears South 60° East 11.60 feet) a distance of 11.61 feet; thence South $64^{\circ}09'30''$ East 150.70 feet; thence on a twelve foot radius curve left (the long chord of which bears North $57^{\circ}55'$ East 20.34 feet) a distance of 24.26 feet to the true point of beginning.

SAVING AND EXCEPTING from said Parcel 1 any portion thereof conveyed to State of Oregon, by and through its State Highway Commission, by Deeds recorded August 3, 1943, Volume 157, page 285, and June 5, 1946, Volume 190, page 237, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING from said Parcel 1 any portion conveyed to State of Oregon, by and through its State Highway Commission, by Deed recorded July 23, 1942, in Volume 148, page 508, Deed Records of Klamath County, Oregon, Volume 146, page 181, Deed Records of Klamath County, Oregon.

PARCEL TWO:

Lots 8 and 11, Block 4, SIXTH STREET 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.

PARCEL THREE:

Lots 34, 35, 36, 37, 38, 39 and the Easterly $12\frac{1}{2}$ feet of Lot 40 Block 4, SIXTH STREET ADDITION, to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of County Clerk, Klamath County, Oregon.

SAVING AND EXCEPTING from said Parcel 3 any portion thereof conveyed to State of Oregon, by and through its State Highway Commission by Deeds recorded March 28, 1942 in Volume 146, page 364 and April 3, 1942 in Volume 146, page 379 and February 1, 1945 in Volume 173 page 97.

PARCEL FOUR:

A portion of the $SW\frac{1}{2}SW\frac{1}{2}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 50 feet West and 330.31 feet North of the Southeast corner of $SW\frac{1}{2}SW\frac{1}{2}$, said point being on the North line of that certain parcel of land conveyed by Nassou Company, a corporation, to Great Northern Railway Company, dated September 28, 1928, recorded October 29, 1928 in Book 82, page 463, Deed Records of Klamath County, Oregon; thence North along a line parallel to and 50 feet West of the East line of the $SW\frac{1}{2}SW\frac{1}{2}$, 135 feet; thence West along a line parallel to the South line of the $SW\frac{1}{2}SW\frac{1}{2}$, 323 feet; thence South along a line parallel to the East line of the $SW\frac{1}{2}SW\frac{1}{2}$, 135 feet, more or less, to a point on the North line of the above described parcel of land conveyed to Great Northern Railway Company, thence East along said North line 323 feet, more or less to the point of beginning.

PARCEL FIVE:

A parcel of land situated in $E\frac{1}{2}N\frac{1}{2}S\frac{1}{2}SW\frac{1}{2}SW\frac{1}{2}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

PARCEL FIVE (continued)

Beginning at a point on the Eastern right of way line of Broadmore Street, said point also being the Southwest corner of the $E\frac{1}{2}N\frac{1}{2}S\frac{1}{2}$ $SW\frac{1}{2}SW\frac{1}{2}$ of Section Three, thence from said point North along the Eastern right of way line of Broadmore Street 333 feet more or less to a point, said point also being the Southwest corner of Lot 2, Block 4, WASHBURN PARK TRACT 1080, thence East along the South line of said Lot 2, Block 4, WASHBURN PARK TRACT 1080, a distance of 610 feet more or less to a point on the Western right of way line of the O.C. & E. Railroad; thence South along said railroad right of way line 195 feet more or less to a point, said point also being the Northeast corner of that tract of land described in Deed Volume 291 page 469, deeded to Lloyd A. Warner and Fern L. Warner, husband and wife, thence West along the North line of said parcel 323 feet more or less to a point being the Northwest corner of said parcel described in Deed Volume 291, page 469, thence South along the West line of said parcel 135 feet more or less to a point being the Southwest corner of that same parcel described in deed Volume 291, page 469, said point also lying on the South line of the $E\frac{1}{2}N\frac{1}{2}S\frac{1}{2}SW\frac{1}{2}SW\frac{1}{2}$, thence West from said point along said South line of the $E\frac{1}{2}N\frac{1}{2}S\frac{1}{2}SW\frac{1}{2}SW\frac{1}{2}$ 235 feet more or less to a point on the Eastern right of way line of Broadmore Street, said point also being the point of beginning of this description.

PARCEL SIX:

A tract of land located in the South one-half ($S\frac{1}{2}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of the Southwest one-quarter ($SW\frac{1}{4}$) of Section 3, Township 39 South, Range 9, East of the Willamette Meridian, and more particularly described as follows, to-wit:

Commencing at the Southwest (SW) corner of Section 3, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon; thence South $89^{\circ}33'35''$ East, 927.74 feet; thence North $00^{\circ}26'25''$ East, 30 feet to the true point of beginning thence North $00^{\circ}26'25''$ East, 269.68 feet; thence South $89^{\circ}37'05''$ East, 335.67 feet; thence North $00^{\circ}12'43''$ West, approximately 30 feet to a 5/8 inch iron pin and intersecting a line bearing North $89^{\circ}37'05''$ West; thence North $89^{\circ}37'05''$ West 608.97 feet to a 5/8 inch iron pin; thence South $00^{\circ}17'47''$ East, 299.63 feet to a 5/8 inch iron pin; thence South $89^{\circ}33'35''$ East, 269.65 feet more or less to the true point of beginning.

SAVING AND EXCEPTING unto the Great Northern Railway Co., a Minnesota corporation, its successors and assigns, the right to maintain and use the present railway tracks upon, over and across the above described property.

ALSO EXCEPTING THEREFROM a reservation unto the Great Northern Railway Co., a Minnesota corporation, its successors and assigns forever, all iron, natural gas, coal, oil and all minerals of any nature whatsoever upon or in the lands above described together with the sole, exclusive and perpetual right to explore for, remove and dispose of the same by means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the lands above described, and in such manner as not to interfere with the use thereof by the Grantee, its successors and assigns.

GRANTOR LIST

AS TO PARCEL 1

Walter C. Badorek
Walter C. Badorek dba Badorek EnterprisesSharon Dawn Badorek
Sharon Dawn Badorek dba Badorek Enterprises
by Walter C. Badorek her attorney In Fact

AS TO PARCEL 2

Badorek Enterprises,

BY: Walter C. Badorek
Walter C. BadorekBY: Sharon Badorek
Sharon Badorek by
Walter C. Badorek her attorney In Fact

AS TO PARCEL 3

Champion Metal Co.,

BY: Walter C. Badorek
Walter C. Badorek, PresidentBY: Sharon Badorek
Sharon Badorek, Secretary by
Walter C. Badorek, Her Attorney
In Fact

Parcels: 4,5,6,

Walter C. Badorek
Walter C. BadorekSharon D. Badorek
Sharon Badorek also known as
Sharon D. Badorek by Walter C. Badorek
Her Attorney In Fact

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day
of March A.D., 1999 at 3:22 o'clock P. M., and duly recorded in Vol. M99
of Mortgages on Page 9235

Linda Smith, County Clerk

FEE

\$40.00

by Kathleen Ross