

76324

DEED OF RECONVEYANCE Vol 1799 Page 9256

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated NOVEMBER 9, 1998, executed and delivered by WALTER C. BADOREK AND SHARON D. BADOREK as grantor and recorded on DECEMBER 7, 1998, in the Mortgage Records of KLAMATH County, Oregon, in book/entry volume No. M98 at page 44657, and ~~EXHIBIT A~~ microfilm ~~70991~~ No. 70991 (indicate which), conveying real property situated in that county described as follows:  
SEE ATTACHED EXHIBIT A

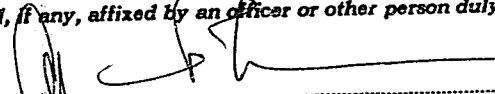
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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, 1999

  
Andrew C. Brandsness, Successor Trustee

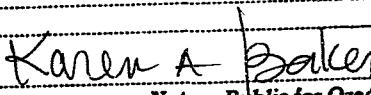
Trustee

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on MARCH 10, 1999, 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

TO:  
WALTER C. BADOREK AND SHARON D.  
BADOREK

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 \_\_\_\_\_, TITLE \_\_\_\_\_, Deputy

## PARCEL 3:

Lots 5, 6, 7, 8, 9 and 10, Block 2; and Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 32 and 33, Block 4, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

ALSO part of Lot 30, Block 4, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, 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 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner Lot 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 degrees 07 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 degrees 07 1/2' East 17.25 feet to the point of beginning.

All that portion of Lot 31, Block 4, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of 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 Book 113 at Page 347, Deed Records of Klamath County, Oregon, described as follows:

Continued on next page

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, in the County of Klamath, State of Oregon, 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 degrees 00 1/2' East 40.63 feet distant; running thence North 34 degrees 07 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 degrees 00 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, in the County of Klamath, State of Oregon, and running thence South 0 degrees 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 a distance of 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 degrees 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 degrees 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 degrees 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 Book 113 at Page 349, Deed Records of Klamath County, Oregon; thence South 34 degrees 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 Book 113 at Page 347, Deed Records of Klamath County, Oregon, 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

Continued on next page

an 80 foot radius curve left (the long chord of which bears South 60 degrees East 11.60 feet) a distance of 11.61 feet; thence South 64 degrees 09' 30" East 150.70 feet; thence on a twelve foot radius curve left (the long chord of which bears North 57 degrees 55' East 20.34 feet) a distance of 24.26 feet to the true point of beginning.

SAVING AND EXCEPTING any portion thereof conveyed to State of Oregon, by and through its State Highway Commission, by Deeds recorded August 3, 1943 in Book 157 at Page 285, and June 5, 1946 in Book 190 at Page 237, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING any portion conveyed to State of Oregon, by and through its State Highway Commission, by Deed recorded July 23, 1942 in Book 148 at Page 508, and in Book 146 at Page 181, all in Deed Records of Klamath County, Oregon.

PARCEL 4:

Lots 34, 35, 36, 37, 38, 39 and the Easterly 1/4 of Lot 40, Block 4, SIXTH STREET ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING that portion conveyed to State of Oregon, by and through its State Highway Commission, by deed recorded March 28, 1942 in Book 146 at Page 264, by deed recorded April 3, 1942 in Book 146 at Page 379, and by deed recorded February 1, 1945 in Book 173 at Page 97, all in Deed Records of Klamath County, Oregon.

CODE 1 MAP 3909-4AA TL 1200  
CODE 1 MAP 3909-4AA TL 1300  
CODE 1 MAP 3909-4AA TL 2500  
CODE 1 MAP 3909-4AA TL 2600  
CODE 1 MAP 3909-4AA TL 2700  
CODE 1 MAP 3909-4AA TL 2800  
CODE 1 MAP 3909-4AA TL 2900  
CODE 1 MAP 3909-4AA TL 3000  
CODE 1 MAP 3909-4AA TL 3100  
CODE 1 MAP 3909-4AA TL 3200  
CODE 1 MAP 3909-4AA TL 5200  
CODE 1 MAP 3909-4AA TL 5300

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 3:23 o'clock P. M., and duly recorded in Vol. M99  
of Mortgages on Page 9256

FEE \$25.00

Linda Smith, County Clerk  
by Kathleen Ross