



525 Main Street  
Klamath Falls, Oregon 97601  
(503) 884-5137

991048

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Vol M99 Page 22069

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## DEED OF FULL RECONVEYANCE

The undersigned as Trustee or Successor Trustee under that certain Trust Deed described as follows:

Dated : September 15, 1996

Recorded : September 27, 1996

Fee Number : 25859

Book : M96 Page : 30815

County Of : Klamath

State Of : Oregon

See attached Exhibit "A"

Truster : D & S Properties Partnership

Trustee : ASPEN TITLE & ESCROW, INC.

Beneficiary : Ronald J Sumner

having received from the Beneficiary under said Trust Deed, a written request to reconvey, reciting that the obligations secured by the Trust Deed have been fully satisfied, does hereby grant, bargain, sell and reconvey, unto the parties entitled thereto all right, title and interest which was heretofore acquired by said Trustee(s) under said Deed of Trust.

Date : June 4, 1999

ASPEN TITLE & ESCROW, INC.

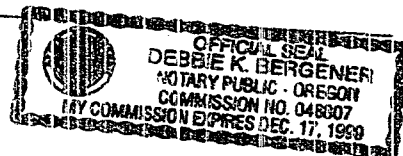
By Andrew A Patterson

State Of Oregon

County Of Klamath

SS

June 4, 1999



Personally appeared Andrew A Patterson

who being duly sworn did say that he is the Assistant Secretary of Aspen Title & Escrow, Inc., a Corporation and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and he acknowledged said instrument to be its voluntary act and deed.

AND WHEN RECORDED MAIL TO

Gerritt DeGroot  
1041 Wild Plum Drive  
Klamath Falls, Oregon  
97601

Before Me:

Debbie K Bergener  
Notary Public for Oregon  
My Commission Expires: 12-17-99

(Seal)

EXHIBIT "A"  
LEGAL DESCRIPTION

22070

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 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 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.

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 23, 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.

EXHIBIT "A"  
LEGAL DESCRIPTION

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.

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.

State of Oregon, County of Klamath  
Recorded 6/04/99, at 10:44 a.m.  
In Vol. M99 Page 22069  
Linda Smith, County Clerk  
Fee \$ 20 -

*Linda Smith*