

MT 55769-KR

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

Scott W. McGraw
P.O. Box 430
Bend, OR 97709

State of Oregon, County of Klamath
Recorded 03/21/2002 3:13 p m.
Vol M02, Pg 16703-4
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Deed of Reconveyance

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

Scott W. McGraw, Trustee

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

Thomas E. Knapp, Personal Representative of
The Estate of Kenneth E. Bailey

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

N/A

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

No change

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

N/A

DEED OF RECONVEYANCE

AFTER RECORDING RETURN TO:
 Scott W. McGraw
 Lorraine K. McGraw
 P.O. Box 430
 Bend, OR 97709

UNTIL A CHANGE IS REQUESTED,
 SEND TAX STATEMENTS TO:

NO CHANGE

KNOW ALL MEN BY THESE PRESENT That the undersigned trustee or successor trustee under that certain trust deed dated July 31, 2001, executed and delivered by Thomas E. Knapp, as personal representative of the Kenneth E. Bailey Estate, Klamath County Circuit Court case number 990 3071CV, as Grantor and recorded on August 6, 2001 in the mortgage records of Klamath County, Oregon, in ~~book/roll~~ volume No. M61 at page 39445, or as document/fee/file/instrument/microfilm No. _____, conveying real property situated in said county described as follows:

Parcel 1:

The Westerly 132.00 feet of Lot 3, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT the Westerly 65 feet thereof described in Deed to Klamath County recorded August 7, 1992 in Volume M92, page 17712, Microfilm Records of Klamath County, Oregon.

Parcel 2:

The easterly 132.00 feet of the Westerly 264 feet of Lot 3. ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3:

A tract of land situated in Lot 3 of ALTAMONT SMALL FARMS, Klamath County, Oregon, a duly recorded subdivision, said tract being more particularly described as follows:

Beginning at a point on the South line of said Lot 3, being South 88° 46' 35" East 264.00 feet from the Southwest corner of said Lot 3; thence North 00° 11' 00" East 330.06 feet to the North line of said Lot 3; thence South 88° 46' 35" East 369.20 feet to the Northeast corner of said Lot 3; thence South 00° 11' 00" West 330.06 feet to the Southeast corner of said Lot 3; thence North 88° 46' 35" West 369.20 feet to the to the point of beginning.

having received from the beneficiary under said trust deed a written request to reconvey, reciting that the obligation secured by said 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 said described premises by virtue of said trust deed.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and neuter and the singular includes the plural.

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 CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

IN WITNESS WHEREOF, the undersigned trustee has executed this instrument; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

DATED: March 19, 2002.

Scott W. McGraw
 by Scott W. McGraw, TRUSTEE

STATE OF OREGON)
) ss.
 County of Marion)

Personally appeared the above named Scott W. McGraw and acknowledged the foregoing instrument to be his voluntary act and deed as trustee.

BEFORE ME:

Lorraine K. McGraw
 NOTARY PUBLIC FOR OREGON

