

Return to: NEIL DREW
South Valley Bank & Trust
PO Box 5210
Klamath Falls, OR 97601


State of Oregon, County of Klamath
Recorded 07/13/2004 8:35 a m
Vol M04 Pg 45433-34
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

RECONVEYANCE OF TRUST DEED

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee, or successor trustee, under that certain trust deed dated June 25, 1991, executed and delivered by James C. Callahan and Gina M. Callahan, tenants by the entirety, as grantors and in which South Valley Bank & Trust, formerly South Valley State Bank is named as beneficiary, recorded July 18, 1991 in volume No. M91 at page 14096 of the mortgage records of Klamath County, Oregon, having received from the beneficiary under said deed or beneficiary's successor in interest, a written request to reconvey 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 real property covered by said trust deed a description of which is attached hereto as Exhibit A.

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

Dated: July 9, 2004.




William P. Brandsness
Trustee

STATE OF OREGON)
) ss.
County of Klamath)

July 9, 2004.

Personally appeared the above-named William P. Brandsness and acknowledged the foregoing instrument to be his voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 9-2005



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commencing at a point on the South line of the North half of the Northwest quarter of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, and North 89° 41' West, 454 feet from the Southeast corner of said North half of the Northwest quarter; run thence North 89° 41' West along the South line of said North half of the Northwest quarter, 209 feet to a point; thence North on a line 209 feet to a point; thence South 89° 41' East on a line 209 feet; thence South 209 feet to the place of beginning.

PARCEL 2:

Commencing at a point in the North half of the Northwest quarter of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, which lies North 209 feet from a point on the South line of said North half of the Northwest quarter of said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, which is North 89° 41' West 454 feet from the Southeast corner of said North half of Northwest quarter of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence running North 89° 41' West parallel with the South line of said North half of Northwest quarter a distance of 209 feet to a point; thence North 145 feet, more or less, to the Southeast right of way line of Highway 66, commonly known as Klamath Falls-Lakeview Highway; thence Northeasterly along said Southeasterly line of said Highway right of way line a distance of 253 feet, more or less, to a point North of the true point of beginning; thence South 246 feet, more or less, to the true point of beginning of this description being a tract of land 209 feet in width lying Northerly of and adjacent to a one acre tract of land heretofore conveyed to the above named grantee by deed of record, SAVING AND EXCEPTING that portion lying within the Dairy-Bonanza Road.