

'02 MAR 18 AMB:14

Vol M02 Page 15522

State of Oregon, County of Klamath  
Recorded 03/18/2002 8:14a m.  
Vol M02, Pg 15522-23  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

### PARTIAL RECONVEYANCE

Grantor: Pacific Cascades Financial, Inc., Trustee for Klamath First Federal Savings and Loan Association

Grantee: Juanita S. Fairclo, an estate in fee simple

After recording, return & send

tax statements to:

*pk* Juanita S. Fairclo  
6422 Hilyard Ave  
Klamath Falls, Or 97603

Consideration:

**PACIFIC CASCADES FINANCIAL, INC.**, the trustee or successor trustee under that certain trust deed dated **March 2, 1999** executed and delivered by **Juanita S. Fairclo, an estate in fee simple**, as grantor, **Klamath First Federal Savings and Loan Association**, as beneficiary, and recorded on **March 3, 1999** in the Mortgage Records of **Klamath** County, Oregon, **Volume M99, Page 7528** conveying real property situated in said county described in above mentioned trust deed, having received from the beneficiary a written request to reconvey a portion of the real property covered by said trust deed, conveys to the person(s) legally entitled thereto, but without any express or implied covenant or warranty, all of the estate held by the undersigned in and to the following described portion of the real property covered by said trust deed, to wit:

### "See Attached Legal Description"

The trustee shall continue to hold the remaining property described in and according to the terms of said trust deed. This partial reconveyance is made without affecting the personal liability of any person for payment of the indebtedness received by 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 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

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

Dated: March 15, 2002

Pacific Cascades Financial, Inc.

By:

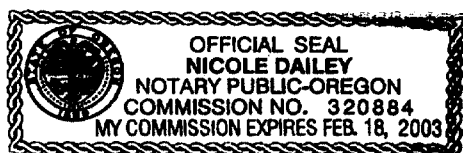
*Frank X. Hernandez SVP & COO*  
Authorized Officer

STATE OF OREGON )

) SS

County of Klamath )

The foregoing instrument was acknowledged before me on **March 15, 2002**, by **Frank X. Hernandez** as the **Vice President** for Pacific Cascades Financial, Inc., Trustee for Klamath First Federal Savings and Loan Association.



*Nicole Dailey*  
Notary Public for Oregon

Lot 1, tract 1343

A TRACT OF LAND SITUATED IN THE E1/2 NW1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 9, E.W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED N. 89 DEGREES 52' W. ALONG THE SECTION LINE COMMON TO SECTIONS 1 AND 12, TWP. 39 S.R. 9 E.W.M., A DISTANCE OF 430 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 12; THENCE S. 0 DEGREES 22' E. PARALLEL TO THE EAST LINE OF THE NW1/4 OF SAID SECTION 12 A DISTANCE OF 408.38 FEET; THENCE N. 89 DEGREES 52' W. PARALLEL TO THE NORTH LINE OF SAID SECTION 12 A DISTANCE OF 30 FEET; THENCE S.

0 DEGREES 22' E. PARALLEL TO SAID EAST LINE OF SECTION 12, A DISTANCE OF 1065.75 FEET; THENCE S. 42 DEGREES 50' W. A DISTANCE OF 392.99 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE O.C.&E. RAILROAD; THENCE N. 66 DEGREES 54' W. ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF O.C. & E. RAILROAD 197.42 FEET; THENCE N. 0 DEGREES 22' W. 1685.88 FEET TO THE NORTH LINE OF SECTION 12; THENCE S. 89 DEGREES 52' E. ALONG SAID SECTION LINE 480 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO RIGHTS OF WAY OF RECORD AND APPARENT ON THE LAND.