

04 MAY 18 PM 3:22

First American Title Insurance Company



After recording return to:
South Valley Bank and Trust
P. O. Box 5210
Klamath Falls, Oregon
97601
Reference Number: 285235
TDC Number:

THIS SPACE PROVIDED FOR RECORDER'S USE.

Vol M04 Page 31155

State of Oregon, County of Klamath
Recorded 05/18/2004 3:22 p m
Vol M04 Pg 31155-56
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

DEED OF RECONVEYANCE

FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, an assumed business of Title Insurance Company of Oregon, hereinafter Trustee, under that certain Trust Deed dated November 21, 2003 executed and delivered by Shane L. Mitchell and Kaci L. Mitchell as grantor, recorded on November 24, 2003 in the Mortgage Records of Klamath County, Oregon in Book M-03 on page 86633 or as file/reel no. , conveying real property situated in said county described as follows:

See Attached Exhibit A

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.

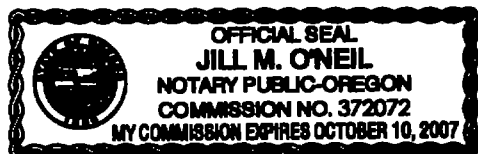
DATED: May 17, 2004

FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON

By Trudie Durant VICE PRESIDENT

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 18 day of May, 2004, by Trudie Durant, Vice President of FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, a corporation, on behalf of the corporation.



Jill M. O'Neil
Notary Public for Oregon

26 F

86645

Exhibit "A"

31156

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the E 1/2 SE 1/4 of Section 7, T. 39 S., R. 10 E. W. M., Klamath County, Oregon, being a portion of that tract of land described in Deed Volume M84 page 20814 of the Klamath County Deed Records, being more particularly described as follows:

Beginning at a point on the Northerly line of said Deed Volume M84 page 20814, from which the C-E 1/16 corner of said Section 7 bears N. $89^{\circ}49'13''$ W. 34.50 feet; thence along the boundary of said Deed Volume M84 page 20814, S. $89^{\circ}49'13''$ E. 340.95 feet, along the arc of a curve to the right (radius = 259.41 feet, and central angle = $90^{\circ}33'15''$) 409.99 feet, to a point 15 feet Easterly of an existing drain and S. $00^{\circ}44'02''$ W. paralleling said drain, 130.08 feet; thence N. $89^{\circ}49'13''$ W. 596.26 feet; thence N. $00^{\circ}14'02''$ W. 392.00 feet to the point of beginning, with bearing based on the recorded survey of Major Land Partition No. 85-83.

Together with: ingress and egress easement as recorded in Deed Volumes M84 page 20818 and M84 page 20820 of the Klamath County Deed Records.

SAVE AND EXCEPTING therefrom the following described property:

That property described in Property Line Adjustment 5-02. A tract of land being a portion of Parcel 1 of "Major Land Partition No. 85-83", situated in the E 1/2 SE 1/4 of Section 7, T. 39 S., R. 10 E. W. M., Klamath County, Oregon to be combined with Parcel 2 and excluded from Parcel 1, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 1 of said Land Partition; thence along the West line of Parcel 1, N. $00^{\circ}14'02''$ W. 70.00 feet; thence S. $89^{\circ}49'13''$ E. 597.44 feet to a point on the East line of said Parcel 1; thence S. $00^{\circ}44'02''$ W. along the East line of said Parcel 1, 70.00 feet to the Southeast corner of said Parcel 1; thence N. $89^{\circ}49'13''$ W. 596.26 feet to the point of beginning, containing 41,777 square feet; more or less, with the bearings based on plat of said Land Partition on file at the office of the Klamath County Surveyor.