

05 FEB 22 PM 11:49

# First American Title Insurance Company



After recording return to:

Ronald and Linda Sumner  
4635 Darwin Place  
Klamath Falls, Oregon 97603

Reference Number: *005-36*

THIS SPACE PROVIDED FOR RECORDER'S USE.

Vol M05 Page 11430

State of Oregon, County of Klamath  
Recorded 02/22/2005 11:49 A m  
Vol M05 Pg 11430-31  
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 December 23, 2003 executed and delivered by Ronald J. Sumner and Linda K. Sumner as grantor, recorded on December 24, 2003, in the Mortgage Records of Klamath County, Oregon in book M-03 at page 93217, or as file/reel no., conveying real property situated in said county described as follows:

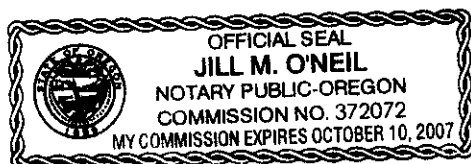
See Legal attached

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: February 18, 2005 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 18th day of February, 2005, 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

My commission expires: *10/10/07*

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**Exhibit "A"**

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

**Parcel 1:**

A tract of land situated in the NW ¼ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M-79 on page 1216, recorded in Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of said Section 18; thence South 00°01' West, along the West line of said Section 18, 2192.47 feet to a point on the Southerly line of Kings Way; thence South 89°51'42" East 2603.41 feet to the true point of beginning; thence South 00°00'23" West 155.00 feet to a point; thence North 89°51'42" West 311.05 feet; thence North 00°02'03" East 155.00 feet to a point on the Southerly line of Kings Way; thence South 89°51'42" East 311.05 feet to the point of beginning.

**Parcel 2:**

A tract of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M79 page 1216, recorded in Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of said Section 18; thence South 00°01' West, along the West line of said Section 18, 2192.47 to a point on the Southerly line of Kings Way; thence S. 89°51'42" E. 2603.41' to a point; thence S. 00°00'23" W. 155.00 feet to the true point of beginning; thence continuing South 00°00'23' W. 77.5 feet to a point; thence N. 89°51'42" W. 311.05 feet; thence N. 00°02'03" E. 77.5 feet to a point; thence N. 89°51'42" W. 311.05 feet to the point of beginning.

Reserving to Grantor herein an easement for ingress and egress being 20 feet wide, the center line of which is more particularly described as follows: Beginning at a point that is 43 feet North along the Easterly line of the above described parcel from the Southeast corner of said parcel for the place of beginning, thence S. 49°23'12" W. 65.87 feet to the Southerly line of said parcel and the terminus thereof.

Tax Parcel Number: 598197 and 598204