

05 FEB 22 AM 11:50

# First American Title Insurance Company



After recording return to:

Richard Stewart and Robert Stewart  
P. O. Box 1251  
Grants Pass, Oregon 94526

Reference Number: Collection Escrow \$5932

THIS SPACE PROVIDED FOR RECORDER'S USE.

Vol M05 Page 11434

State of Oregon, County of Klamath  
Recorded 02/22/2005 11:50 A m  
Vol M05 Pg 11434-35  
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 February 1, 2000 executed and delivered by Richard R. Stewart and Robert A. Stewart as grantor, recorded on February 22, 2000 in the Mortgage Records of Klamath County, Oregon in book M-00 at page 5435, 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.



Jane C. [Signature]  
Notary Public for Oregon

My commission expires: 10/10/07

## DESCRIPTION OF PROPERTY

## PARCEL 1:

The following described real property situate in Klamath County, Oregon.

A parcel of land being a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  and the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point on the South line of Chelsea Addition which point is on the westerly line of Quarry St., produced, and which point is N. 0°6'E. 162.95 feet, and West 234.2 feet from the  $\frac{1}{4}$  corner common to Sections 19 and 20, T. 38 S. R. 9 E.W.M.; thence West along the South line of said Chelsea Addition, 225 feet to the center line of Chelsea Street, produced; thence S. 0°6' W. along the center line of Chelsea Street, produced, 344.16 feet more or less, to the right-of-way line of the Southern Pacific Railroad Company; thence along said right-of-way S. 56°47' E. 125.25 feet; thence S. 62°42' E. 135.06 feet more or less, to the westerly line of Quarry Street, produced; thence N. 0°06' E., along the said westerly line of Quarry Street, produced, 474.7 feet more or less, to the point of beginning, containing 2.11 acres, more or less.

## SAVING AND EXCEPTING THE FOLLOWING TWO PARCELS

Beginning at a point on the South line of Chelsea Addition to the City of Klamath Falls, Oregon, said point being the intersection of said South line and the Southerly prolongation of the Westerly right of way line of Quarry Street; thence West 120.00 feet along said South line; thence S. 00°06'00" W. 50.00 feet; thence East 120.00 feet, along a line parallel with and 50 feet Southerly from the South line of Chelsea Addition, to the Westerly right of way line of Quarry Street; thence N. 00°06'00" E. 50.00 feet to the point of beginning.

Commencing at a point on the South line of Chelsea Addition to the City of Klamath Falls, Oregon, said point being the intersection of said South line and the Southerly prolongation of the centerline of Chelsea Street; thence S. 00°06'00" W. 344.16 feet more or less to the right of way line of the Southern Pacific Railroad Company; thence along said right of way line S. 56°47' E. 85.78 feet to the true point of beginning; thence N. 33°43'05" E. 182.97 feet more or less to the westerly right of way line of Quarry Street, (50 feet in width, being 25 feet on each side of the centerline of the road as now traveled and existing); thence Southeasterly along said Westerly right of way line to its intersection with right of way line of the Southern Pacific Railroad Company; thence N. 62°43' W. 162.00 feet along said right of way line; thence N. 56°47' W. 39.48 feet along said right of way line to the true point of beginning.

## PARCEL 2:

A parcel of land being a portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  and the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Commencing at a point on the South line of Chelsea Addition to the City of Klamath Falls, Oregon, said point being the intersection of said South line and the Southerly prolongation of the centerline of Chelsea Street; thence S. 00°06'00" W. 344.16 feet more or less to the right of way line of the Southern Pacific Railroad Company; thence along said right of way line S. 56°47' E. 85.78 feet to the true point of beginning; thence N. 33°43'05" E. 182.97 feet more or less to the westerly right of way line of Quarry Street, (50 feet in width, being 25 feet on each side of the centerline of the road as now traveled and existing); thence Southeasterly along said Westerly right of way line to its intersection with right of way line of the Southern Pacific Railroad Company; thence N. 62°43' W. 162.00 feet along said right of way line; thence N. 56°47' W. 39.48 feet along said right of way line to the true point of beginning.