

05 JUN 23 AM 10:30

State of Oregon, County of Klamath

Recorded 06/29/05 10:30 a m

Vol M05 Pg 48972

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, That Bradford J. Aspell, Trustee, under that certain trust deed referenced below, having received from the beneficiary thereof, under said trust deed, a written request to re-convey, and having provided certification 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 of 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 the following said trust deed:

That certain trust deed dated the 26th day of August, 2003, executed and delivered by Catharine Cappel, Trustee of the Catharine Cappel Revocable Trust dated 8/13/87, Grantor, to Bradford J. Aspell, Trustee, and Ronald R. Lyall & Trial P. Lyall, husband and wife, beneficiary, as recorded August 27, 2003, in Volume M03, Pages 63051- 63053, Klamath County Mortgage Records, on the following described real property:

Lot 488, Running Y Resort, Phase 5 Plat, recorded May 19, 1998 in Klamath County, Oregon.

SUBJECT TO:

Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restriction, reservations, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Protective Covenants, Conditions, Restrictions and Easements for the Running Y Ranch Resort recorded August 2, 1996 and the Declaration Annexing Phase 5 of Ridge View Homesites to Running Y Ranch Resort, dated May 18, 1998, and assessments of Running Y Ranch Resort Homeowners Association all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

By Delivery hereof, the Trustee hereby grants, bargains, sells and conveys but without covenant or warranty express or implied to the person or persons legal entitled thereto all of the estate held by the undersigned in and to the above described premises by virtue of said trust deed, construing this instrument and wherever the context so requires singular includes the plural.

IN WITNESS WHEREOF, the undersigned Trustee has executed this instrument and has caused its name to be signed and seal affixed thereto.

DATED This 28 day of June, 2005.

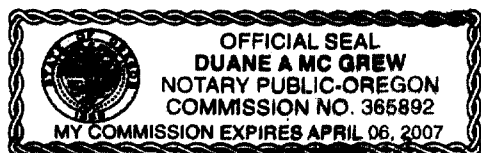
Bradford J. Aspell

By: Bradford J. Aspell

As: Trustee

STATE OF OREGON)
) ss.
County of Klamath)

SUBSCRIBED AND SWORN to before me this 28th day of June, 2005, by
Bradford J. Aspell



Duane A. McGrew
Notary Public for Oregon
My Commission Expires: 4/6/2007

After recording, return to:
Ms. Catharine Cappel
4643 March Hawk Drive
Klamath Falls, OR 97601

R

21