

M05-62697

08/24/2005 11:57:42 AM

Of Pages 3 Fee: \$31.00



After recording return to:
Adam and Karen Mikulski
9481 Hill Rd.
Klamath Falls, Oregon

File No.: 7021-539197 (SAC)
Date: August 24, 2005

DEED OF RECONVEYANCE

First American Title Insurance Company of Oregon, an assumed business name of Title Insurance Company of Oregon, hereinafter Trustee, under that certain Deed dated **March 15, 2005**, executed and delivered by **Adam K. Mikulski and Karen L. Mikulski** as Grantor, and **Henry J. Caldwell Jr. and Debra L. Caldwell**, Trustee of the **Caldwell Family Trust uda 1-5-96** and their successor in trust as to a **90% interest**, and **Henry J. Caldwell Jr. and Deborah L. Caldwell**, Trustees of the **Henry J. Caldwell Jr. 401K profit sharing plan and trust** and their successor in trust as to a **10% interest** as Beneficiary, and recorded **March 24, 2005**, as Fee No. **M-05 on page 19497** in the Mortgage Records of **Klamath County, Oregon**, conveying real property situated in said county described as follows:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 this 24th day of August, 2005.

Title Insurance Company of Oregon, dba
First American Title Insurance Company of Oregon

31F

EXHIBIT A**LEGAL DESCRIPTION:**

A piece or parcel of land situate in the S1/2 NW1/4 and N1/2 SW1/4 of Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, which is the same parcel conveyed to the Grantor under Instrument #70798, recorded in Volume 338 page 307, Deed records of Klamath County, Oregon, and is more particularly described as follows:

Beginning at a point in the section line marking the Westerly boundary of the said Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, from which the Southwesterly corner of the said Section 2 bears South 0°05' East 3490.6 feet distant, and running thence South 89°14' East 1057.7 feet; thence South 2°09' East 356.6 feet; thence North 89°27' West 114.0 feet; thence South 0°36' West 210.8 feet; thence South 88°44' East 243.5 feet; thence South 3°45' East 30.6 feet; thence South 89°01' East 384.6 feet; thence South 15°45' East 134.1 feet; thence South 4°05 1/2' East 296.0 feet; thence South 8°55 1/2' West 239.1 feet; thence South 89°32' East 61.9 feet; thence South 3°15' East 37.1 feet; thence North 88°23' East 95.8 feet, more or less, to a point on the centerline of a field drain as the same is now located and constructed; thence South 1°18' East along the centerline of the said field drain 590 feet, more or less, to its intersection with the line marking the Northerly boundary of the right of way of "D" Canal of the U. S. Bureau of Reclamation Klamath Project as the same is now located and constructed; thence Westerly along the said right of way line 1845 feet, more or less, to its intersection with the said section line marking the Westerly boundary of the said Section 2; thence North 0°05' West along the said section line 1458 feet, more or less, to the said point of beginning, and also the perpetual easement, right and privilege which shall be appurtenant to and run with the above granted property to drill, operate and maintain a six-inch well for stockwater purposes, together with the necessary water pipes and electric wires; and also including ingress and egress over and across a tract of land situate in the SW1/4 of the NW1/4 of Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon and particularly described as follows:

Beginning at a point on the proposed boundary between the lands of Lloyd Nicholson and Stewart Nicholson from which the section corner at the Southwesterly corner of the said Section 2, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, bears South 18°27 1/2' West 3358.2 feet distant and running thence South 2°09' East along the said boundary line 30.0 feet; thence leaving said boundary line North 87°51' West 30.0 feet; thence North 2°09' West and parallel with said boundary line 30.0 feet; thence South 87°51' West, 30.0 feet, more or less to the said point of beginning, and also the perpetual easement and right to the use of one-half the water from the present well which located on the premises last above described.