



M05-63670

Klamath County, Oregon

09/07/2005 11:16:12 AM

Pages 3 Fee: \$31.00

After recording return to:
Brian Roberson and Glenda Roberson
3253 Quarry St.
Klamath Falls, Oregon 97601

File No.: Collection Escrow 5385 ()
Date: September 01, 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 **June 5, 1995**, executed and delivered by **Brian Roberson and Glenda Roberson** as Grantor, and **Billee Schrieber, et al** as Beneficiary, and recorded **July 21, 1995**, as Fee No. **M-95 on pge 18945** in the Mortgage Records of **Klamath County, Oregon**, conveying real property situated in said county described as follows:

See Exhibit A 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 this 1st day of September, 2005.

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

31F

File No.: **Trudie ()**
Date: **September 01, 2005**

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EXHIBIT. A

DESCRIPTION OF PROPERTY

- Parcel 1: All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and all that portion of 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, lying South of Pinedo Ave., East of Quarry Street and Northeast of the Southern Pacific Railroad Right of Way, Excepting therefrom that portion conveyed by Warranty Deed recorded March 31, 1989 in Volume M-89 page 5346, Deed Records of Klamath County, Oregon.
- Parcel 2: A parcel of land lying in 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, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to James M. Baker, recorded in Book 113, page 535 of Klamath County Record of Deeds, the said parcel being described as follows: Beginning at a point 162 feet South and 177 feet West from the quarter corner common to Sections 19 and 20, Township 38 South, Range 9 E.W.M., said point also being 364 feet South and 53 feet East from the Southeast corner of Block 25, of the Chelsea Addition to the City of Klamath Falls and 20 feet Easterly (at right angles) from the center line of the Chelsea railroad spur; thence South 27°25' East, parallel to and 20 feet distant from the center line of the Chelsea railroad spur a distance of 120 feet; thence North 62°35' East a distance of 65 feet; thence North 27°25' West a distance of 120 feet; thence South 62°35' West a distance of 65 feet to the point of beginning.
- Parcel 3: 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 East line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 19, said point being S. 00°06'00" W. 52.14 feet from the E $\frac{1}{4}$ corner of said Section 19; thence S. 62°11'21" W. 247.67 feet more or less to the Easterly right of way line of Quarry St. (50 feet in width, being 25 feet on each side of the centerline of the road as now traveled and existing); thence Northerly along said Easterly right of way line to a point that is S. 00°06'00" W. 97.83 feet from the South line of Chelsea Addition to the City of Klamath Falls, Oregon; thence East 179.22 feet, along a line parallel with and 97.83 feet southerly from the South line of said Chelsea Addition to the East line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence S. 00°06'00" W. 117.26 feet to the point of beginning.