



M05-64335

Klamath County, Oregon

09/15/2005 12:26:00 PM

Pages 3 Fee: \$31.00

After recording return to:
Southview Properties Development,
LLC
16869 SW 65th Ave. - Ste 319
Lake Oswego, Or 97035

File No.: Collection Escrow 5781 ()
Date: September 14, 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 **August 10, 1998**, executed and delivered by **Southview Properties Development, L.L.C.** as Grantor, and **Richard Geary, et al** as Beneficiary, and recorded **August 28, 1998**, as Fee No. **M-98 on page 31708** in the Mortgage Records of **Klamath County, Oregon**, conveying real property situated in said county described as follows:

See Legal attached on Exhibit A.

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 14th day of September, 2005.

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

By: David Durent

31F

APN:

Deed of Reconveyance - continued

File No.: **Trudie ()**
Date: **September 14, 2005**

STATE OF OREGON)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14 day of Sept, 2005
by Trudie Durant as Vice President of Title Insurance Company of Oregon, a corporation, on behalf of
the corporation.



Jill M. O'Neil
Jill O'Neil
Notary Public for Oregon
My commission expires: 10/10/07

EXHIBIT "A"
DESCRIPTION OF PROPERTY

All of the following described real property situated in Klamath County, Oregon:

Township 38 South, Range 8 East of the Willamette Meridian,

Section 36: The SE $\frac{1}{4}$ NE $\frac{1}{4}$, and all of the SE $\frac{1}{4}$, also the SW $\frac{1}{4}$ NE $\frac{1}{4}$

Township 38 South, Range 9 East of the Willamette Meridian,

Section 31: The SW $\frac{1}{4}$ NW $\frac{1}{4}$ and W $\frac{1}{2}$ SW $\frac{1}{4}$

Township 39 South, Range 9 East of the Willamette Meridian,

Section 6: The N $\frac{1}{2}$ N $\frac{1}{2}$

Township 39 South, Range 8 East of the Willamette Meridian,

Section 1: A portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of the Section described as follows:

Beginning at the Northeast corner of the Section; thence West along the North boundary of the section to the North-South center line of said Section; thence south to the intersection of the North-South center line of the Section with the Northerly boundary of State Highway 140; thence following the Northerly boundary of Highway 140 Southeasterly to its intersection with the south boundary of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 1; thence East on the South boundary of the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 1 to its intersection with the East boundary of Section 1; thence North to the point of beginning.

Section 1: Also the Easterly 40 feet of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ that lies Northerly of Highway 140

Section 1: Also a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ from which the Northeast 1/16 corner of said Section 1 bears S. 89°31'34" E. 40.00 feet; thence S. 00°08'01" E. parallel to the East line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, 432.41 feet to a 5/8 inch iron pin on the Northeasterly right of way line of said State Highway 140; thence N. 56°11'22" West along said right of way line, 146.70 feet to a 5/8 inch iron pin in an existing fence; thence N. 11°57'35" E., generally along said existing fence, 358.95 feet to a 5/8 inch iron pin on the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence S. 89°31'34" E. 46.50 feet to the point of beginning.