



M05-64566

Klamath County, Oregon

09/19/2005 03:37:59 PM

Pages 3 Fee: \$31.00

After recording return to:
Dianne Spires
2316 S. 6th St. - Suite A
Klamath Falls, Oregon 97601

File No.: ~~Trudie~~ *C05-207*
Date: September 16, 2005

DEED OF PARTIAL 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 **February 23, 2004**, executed and delivered by **Oliver Spires and Dianne Spires** as Grantor and in which **Ford Motor Credit Company** is named as beneficiary, recorded **March 6, 2003**, in book **M-03** at page **13718**, or as Fee No. ____ in the Mortgage Records of **Klamath County, Oregon**, having received from the beneficiary under said Deed, or his successor in interest, a written request to reconvey a portion of the real property covered by said Trust Deed, does hereby, for value received, 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 portion of the real property covered by said Trust Deed, to-wit: See Legal Description Attached

The remaining property described in said Trust Deed shall continue to be held by the said Trustee under the terms of said Deed. This partial reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said Trust Deed.

Dated this 16th day of September, 2005.

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

By: *Dianne Spires*

APN:


Deed of Partial Reconveyance
-continued

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

STATE OF OREGON)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 16 day of Sept, 2005
by Trudie Durant as Vice-President of Title Insurance Company of Oregon, a corporation, on behalf of
the corporation.





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

A portion of Lot 28 in Block 2 of TRACT 1145-NOB HILL, a Resubdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a ½ inch iron pin at the Westerly right-of-way of Mountain View Blvd., marking the property corner of Lot 28 and 29; thence, South 25° 33' 01" West, 58.90 feet along said right-of-way to a 5/8 inch iron pin marking a point of curve; thence, along said right-of-way on a curve to the right of having a Delta = 02° 58' 15" Cord = 16.10 feet to a ½ inch iron pin marking the property corner of Lots 27 and 28; thence leaving said right-of-way North 57° 34' 29" West 101.31 feet to a ½ inch iron pin marking the property corner of Lots 27 and 28; thence leaving said right-of-way North 57° 34' 29" West 101.31 feet to a ½ inch iron pin marking a property corner of Lots 21, 27, and 28; thence North 57° 34' 29" West, 9.29 feet to a point; thence North 40° 28' 39" East, 63.92 feet to a point on the property line common to Lots 28 and 29; thence South 64° 26' 59" East 93.34 feet along the property line common to Lots 28 and 29 to the point of beginning.

ALSO TOGETHER WITH a parcel of land located in a portion of Lot 29, Block 2 in TRACT 1145-NOB HILL REPLAT, Klamath county, Oregon, being more particularly described as follows:

Beginning at the lot corner common to Lots 29 and 30 on the Westerly right-of-way line of Mountain View Blvd.; thence along said right-of-way line South 25° 33' 01" West 75.00 feet to the lot corner common to Lots 28 and 29; thence along the lot line common to Lots 28 and 29 North 64° 26' 59" West 92.21 feet to the center of an 8 inch retaining wall; thence along the center of said retaining wall North 67° 50' 20" East 46.24 feet; thence continuing along said retaining wall and the extension thereof North 26° 16' 05" East 40.80 feet to a point on the lot line common to Lots 29 and 30; thence along said lot line South 64° 26' 59" East 60.59 feet to the pint of beginning.