



M06-02914

Klamath County, Oregon

02/14/2006 03:26:40 PM

Pages 3 Fee: \$31.00

After recording return to:
Emilio Valle
30771 Hwy 97 North
Chiloquin, OR 97624

File No.: 0066302
Date: February 13, 2006

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 **February 20, 2003**, executed and delivered by **Emilio Valle** as Grantor, and **Laura Van Brink** as Beneficiary, and recorded **February 21, 2003**, as Fee No. **M03 page 10622** in the Mortgage Records of **Klamath County, Oregon**, conveying real property situated in said county described as follows:

See Attached Exhibit "A" Legal Description

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 13 day of Feb, 2006.

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

By: _____

31F

10624

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Westerly right of way line of the New Dalles-California Highway which lies South 89°49' East along the East-West center line of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 799 feet and South 11°35' East along the Westerly right of way line of the above mentioned highway, a distance of 506.29 feet from the quarter section corner common to said Section 7, and Section 12, Township 38 South, Range 8 East of the Willamette Meridian; and running thence South 78°24' West at right angles to the Westerly right of way line of said Highway a distance of 460.0 feet to a point; thence South 0°06' East a distance of 300 feet to a point; thence South 89°43' East a distance of 320.6 feet to a point; thence South 48°36' East a distance of 112.7 feet to a point; thence South 32°36' East a distance of 107.1 feet to a point; thence North 78°24' East a distance of 100 feet to a point on the Westerly right of way line of above mentioned highway; thence North 11°36' West along the Westerly right of way line of said Highway a distance of 550 feet, more or less to the point of beginning, being in the NW 1/4 of the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPT that parcel of land conveyed to Donald Vanderhoff and Betty June Vanderhoff by Deed dated March 12, 1954 and recorded April 12, 1954 in Volume 266 page 331, Deed records of Klamath County, Oregon.

ALSO EXCEPT that parcel of land conveyed to Albert W. Schmeck and Vada H. Schmeck, husband and wife and Arthur Andrew Rickbeil and Annie H. Rickbeil, also known as Helen Annie Rickbeil by Deed dated March 12, 1954 and recorded April 14, 1954 in Volume 266 page 376, Deed records of Klamath County, Oregon.

ALSO EXCEPT that parcel of land described in that certain Contract of Sale dated May 15, 1978 a Memorandum of which was recorded May 16, 1978 at Book M78 on page 10145, in the official records of Klamath County, State of Oregon, to Harry L. Bonome and Dolores M. Bonome.

TOGETHER WITH the easements, common walkway and common driveways as shown in Memorandum of Contract of Sale, including the terms and provisions thereof, from Mehmet Ahmet and Donna Ahmet to Harry L. Bonome and Dolores M. Bonome, dated May 15, 1978 recorded May 16, 1978 in Volume M78 page 10145, Deed records of Klamath County, Oregon.

Tax Parcel Number: 430117