

M06-05023

Klamath County, Oregon

03/21/2006 11:29:59 AM

Pages 3 Fee: \$31.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
GreenPoint Mortgage
PO Box 84013
Columbus, GA 31908-4013

File No.: 7021-752395 (DMC)
Date: March 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 **June 30, 2003**, executed and delivered by **James W. Minden and Diane L. Minden** as Grantor, and **Greenpoint Mortgage Funding, Inc.** as Beneficiary, and recorded **July 8, 2003**, as Fee No. **M03 page 47131** 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 13 day of March, 2006.

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

By: 

31F

EXHIBIT A**LEGAL DESCRIPTION:**

A portion of Lots 3 and 4 Block 60, Nichols Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of 11th Street 40 feet Northwest from the most Southerly corner of Lot 4, Block 60, Nichols Addition to the Town of Linkville (now City of Klamath Falls) Oregon; thence Northeasterly at right angles to 11th Street 130 feet; thence Northwesterly and parallel with 11th Street 40 feet; thence Southwesterly at right angles to 11th Street 130 feet to the Easterly line of 11th Street; thence 40 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 18 inches wide and 30 feet long conveyed to Lillian B. Schermerhorn (formerly Lillian B. Nye) by Deed dated September 13, 1946, recorded September 16, 1946 in Volume 195 page 395, Deed records of Klamath County, Oregon, described as follows:

Beginning at a point on the line between Lots 2 and 3, Block 60 of Nichols Addition to the City of Klamath Falls, Oregon, 40 feet Northwesterly along said line from the Westerly line of Lincoln Street; thence continuing Northwesterly along said line between said Lots 2 and 3, a distance of 18 inches; thence Southwesterly at right angles, to said lot line, a distance of 30 feet; thence Southeasterly parallel to said lot line, 18 inches; thence Northeasterly parallel with Lincoln Street 30 feet to the point of beginning.