

M06-07878

Klamath County, Oregon

04/21/2006 03:23:53 PM

Pages 3 Fee: \$31.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
First American Title
404 Main Street, Suite 1
Klamath Falls, OR 97601

File No.: 7021-538537 (SAC)
Date: April 04, 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 [?], executed and delivered by **Mearl Lee Caverly and Mary Ann Caverly** as Grantor, and **Beneficial Oregon, Inc.** as Beneficiary, and recorded **June 19, 2001**, as Fee No. **M01 page 29382** 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 4 day of April, 2006.

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

By: 

31F

File No.: **7021-538537 (SAC)**
Date: **April 04, 2006**

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

EXHIBIT A

LEGAL DESCRIPTION:

A parcel of land lying in Lot 2A of Homedale, 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 point which lies North 43° 30' West along the Northeasterly line of Walton Drive, a distance of 207.0 feet from the most Southerly corner of Lot 2A, Homedale; thence North 24°41'30" East 67.93 feet; thence North 09°58'50" East 83.30 feet; thence North 43°30' West 50.1 feet; thence South 26°42' West 138.18 feet to the Northeasterly line of Walton Drive; thence South 43° 30' East along the Northeasterly line of Walton Drive 78.0 feet to the point of beginning.