



M06-08556

Klamath County, Oregon

05/02/2006 11:48:53 AM

Pages 3 Fee: \$31.00

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

File No.: Collection #5978 (SAC)
Date: March 21, 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 16, 2000**, executed and delivered by **Sierra Development LLC** as Grantor, and **Richard C. Van Cott and Georgina A. Van Cott** as Beneficiary, and recorded **June 20, 2000**, as Fee No. **M-00** on page **22476** in the Mortgage Records of **Klamath County, Oregon**, conveying real property situated in said county described as follows:

See description on original recorded document

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 1 day of May, 20 06

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

By: _____

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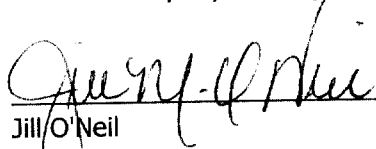
APN:

Deed of Reconveyance - continued

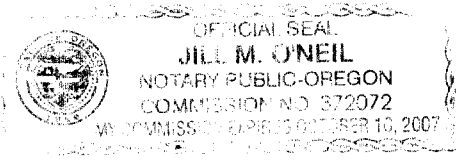
File No.: **Trudie ()**
Date: **September 01, 2005**

STATE OF OREGON)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 1 day of May, 2005
by Stacy Collins 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



DESCRIPTION

The following described real property situate in Klamath County, Oregon:

All that portion of lot 7 of Section 6 in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, starting at the Southwest corner of said lot; running East 794 feet and thence North to a point on the North boundary of the right of way of the Enterprise Irrigation Canal which is the true point of beginning; thence running Northwesterly along the said North line of said Canal right of way to a point which is 400 feet East of the West boundary of said Lot 7; thence North to the North boundary of said Lot 7; thence East along the said North boundary of said Lot 7 (304 feet more or less) to a point North of the true point of beginning; thence South to said point of beginning.

Also that parcel of land, the boundaries of which are described as follows: Beginning at a point 30 feet North and 600 feet North $89^{\circ}58'$ East from the Southwest corner of Section 6 in Township 39 South, Range 10 East of the Willamette Meridian; thence North $89^{\circ}58'$ East 194 feet; thence North 370 feet, more or less, to the South or lower line of the right of way of Enterprise Irrigation District Canal; thence Northwesterly along said canal line to a point due North of the point of beginning; thence South 430 feet more or less to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situated in Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin lying South $89^{\circ}59'$ East 660.0 feet and North $0^{\circ}19'20''$ West 30.0 feet from the Section corner common to Sections 1, 6, 7 and 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said pin being on the North right of way line of Hilyard St.; thence continuing North $0^{\circ}19'20''$ West 150.0 feet to a point; thence South $89^{\circ}59'$ East 134.0 feet to a point; thence South $0^{\circ}19'20''$ East 150.0 feet to a point on the North right of way line of Hilyard St.; thence North $89^{\circ}59'$ West 134.0 feet to the point of beginning; with bearings based on Survey No. 3070, filed in the Klamath County Engineer's Office.

ALSO EXCEPTING THEREFROM the North 38 feet thereof.