

M06-08896

Klamath County, Oregon

05/05/2006 11:02:27 AM

Pages 3 Fee: \$31.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Bruce Brink
2447 Darrow
Klamath Falls, OR 97601

CE 66608
File No.: ~~7021-750758~~ (MTA)
Date: May 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 **February 28, 2006**, executed and delivered by **Bruce E. Brink** as Grantor, and **Scott Kellstrom and Jenny Kellstrom** as Beneficiary, and recorded **March 7, 2006**, as Fee No. **M06 page 04203** 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 May, 2006.

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

By: _____

31F

APN: **R801939**

Deed of Reconveyance - continued

File No.: **7021-750758 (MTA)**

Date: **May 04, 2006**

STATE OF OREGON

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)ss.
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County of Klamath

This instrument was acknowledged before me on this 4 day of May, 2006
by Stacy Collins as Vice President of Title Insurance Company of Oregon, a corporation, on behalf of the
corporation.



Jill M. O'Neil

Jill M. O'Neil

Notary Public for Oregon

My commission expires: 10/10/07

EXHIBIT A**LEGAL DESCRIPTION:**

Lot 9, less the Northerly 5 feet thereof, and Lots 10 and 11 in Block 151 of Buena Vista Addition to the City of Klamath Falls, Oregon. LESS AND EXCEPTING those portions of said Lots 9 and 10 conveyed to State of Oregon, by and through its State Highway Commission by deed recorded August 20, 1958, in Volume 302 page 336, Deed records of Klamath County, Oregon.

Also the following described parcel: Beginning at the most Westerly corner of said Lot 12, thence South 82°41'00" West, along the Westerly extension of the Northerly line of said Lot 12, a distance of 32.46 feet to the Southwesterly bank of the Old Ankeny Ditch; thence along said Southwesterly bank: North 30°32'58" West, 47.97 feet, North 35°19'44" West, 143.26 feet; thence leaving said bank, North 66°11'00" East, 26.32 feet to a point on the Southwesterly line of said Lot 9, said point being South 23°49'00" East, 5.00 feet from the Northwest corner of said Lot 9; thence Southeasterly along the said Lots 9 thru 11: South 23°49'00" East, 65.80 feet, South 40°21'00" East, 137.10 feet to the point of beginning, containing 3793 Square feet, with bearings based on survey No. 2492 as recorded in the office of the Klamath County Surveyor.

Also Lot 12 Block 151 Buena Vista Addition to the City of Klamath Falls, Oregon. Along with a strip of land along the Southwesterly line of Lot 12, Block 151, Buena Vista Addition to Klamath Falls, Oregon, situated in the SW 1/4 NW 1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Southerly corner of said Lot 12; then South 22°51'00" West, along the Southwesterly extension of the Southeasterly line of said Lot 12, a distance of 26.18 feet to the Southwesterly bank of the Old Ankeny Ditch; thence along said Southwesterly bank: North 48°15'58" West, 116.34 feet, North 30°32'58" West, 70.08 feet; thence leaving said bank, North 82°41' East, along the Westerly extension of the Northerly line of Lot 12, a distance of 32.46 feet to the most Westerly corner of said Lot 12; thence South 40°26'30" East, 154.80 feet to the point of beginning, containing 5522 square feet, with bearings based on survey no. 2492 as recorded in the office of the Klamath County Surveyor.