

M06-14841

Klamath County, Oregon

07/24/2006 11:47:33 AM

Pages 3 Fee: \$31.00



THIS SPACE RESERVED FOR RECORDER'S USE

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

File No.: 7021-817196 (ALF)
Date: July 24, 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 20, 2005**, executed and delivered by **David Johnson** as Grantor, and **Larry and Kathy Viveiros** as Beneficiary, and recorded **June 27, 2005**, as Fee No. **M05 page 48342** 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 24 day of July, 20 06

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

By: [Signature]

31-F

APN: 631025

Deed of Reconveyance - continued

File No.: 7021-817196 (ALF)

Date: July 24, 2006

STATE OF OREGON)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 24 day of July, 2006
by Stacy Collins as Vice President of Title Insurance Company of Oregon, a corporation, on behalf of the
corporation.



Sarah Wiseman
Sarah Wiseman
Notary Public for Oregon
My commission expires: 10/16/06

EXHIBIT A**LEGAL DESCRIPTION:**

All that portion of the following described property which lies South of a line running East and West parallel to the North and South lines of Lot 2 (SW 1/4 SW 1/4) of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said line being midway between said North and South lines:

Beginning at the Northwest corner of Lot 2 (SW 1/4 SW 1/4) of Section 32; thence East along the North lot line to the most Westerly line of Block 9 of Lakeside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Southeasterly along said Westerly line to the Southwest corner of Lot 4 in said Block 9; thence Northeasterly along the South line of said Lot 4 and of South Georgia Street 150 feet, more or less, to the Southwest corner of Lot 4 in Block 8 of Lakeside Addition; thence Southeasterly along the Easterly line of South Georgia Street extended 250 feet; thence Northeasterly at right angles to said Georgia Street 100 feet, more or less, to the Westerly line of South Rogers Street; thence Southeasterly along Rogers Street 50 feet; thence Southwesterly at right angles to said Street 100 feet; thence Southeasterly parallel to and 100 feet from said Rogers Street 420 feet; thence Northeasterly at right angles 100 feet to the Westerly line of South Rogers Street extended; thence Northwesterly along said line 60 feet; thence Northeasterly 50 feet, more or less, to the Southwest corner of Lot 22 in Block 7 of Lakeside Addition; thence Southeasterly along the Easterly line of said South Rogers Street extended to the South line of Section 32; thence Westerly along said section line to the Southwest corner of Section 32; thence North along the section line between Sections 31 and 32 to the point of beginning. SAVING AND EXCEPTING all that portion of Lot 13 in Block 9 of vacated Lakeside Addition to the City of Klamath Falls, Oregon, which lies South of a line running East and West parallel to the North and South lines of Lot 2 (SW 1/4 SW 1/4) Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said line being midway between said North and South lines.

TOGETHER WITH any interest the first party may have in and to the following described property:

All that portion of Lot 13 in Block 9 of vacated Lakeside Addition to the City of Klamath Falls, Oregon which lies South of a line running East and West parallel to the North and South lines of Lot 2 (SW 1/4 SW 1/4) Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said line being midway between said North and South lines, more particularly described as follows:

Beginning at the Southeast corner of Lot 4 Block 9 Lakeside Addition to the City of Klamath Falls; thence Southeasterly along the Southwesterly boundary of South Georgia Street, extended 480 feet, more or less, to the Northeast corner of vacated Lot 13, Block 9, Lakeside Addition; thence Southwesterly 100 feet to the Northwest corner of said vacated lot; thence Southeasterly 60 feet to the Southwest corner of said vacated Lot; thence Northeasterly 100 feet to the Southeast corner of said vacated Lot 13; thence Northwesterly 60 feet to the point of beginning.