

1st - 870922



09/08/2006 11:46:33 AM

Fee: \$46.00

COVER SHEET

ORS: 205.234

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet **DO NOT** affect the transaction(s) contained in the instrument itself.

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

Send Tax Statements to:
Same as on file.

The date of the instrument attached is September 8, 2006.

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)
Deed of Trust Reconveyance
Trustee Appointment

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

First American Title

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

Anne & Ross Fleming

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ _____

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

Full

6) RE-RECORDED to correct: _____
Trust Deed recorded as: M96-1124

b.-F

Customer/Note No. - 32850 - 442

DEED OF TRUST RECONVEYANCE/TRUSTEE APPOINTMENT

To: Trustee

First American Title Insurance Company
404 Main Street, Suite 1
Klamath Falls, OR 97601

The undersigned Lender is the legal owner and holder of all indebtedness evidenced by that note, dated December 22, 1995 ("Note"), secured by Deed of Trust, dated December 22, 1995, recorded on January 12, 1996 as Volume No. M96, Page No. 1124 in Records of Klamath County, State of Oregon ("Deed of Trust").

REQUEST FOR FULL RECONVEYANCE

The Note and Deed of Trust are herewith surrendered to you for cancellation and reconveyance. You are requested to reconvey without warranty to the person(s) entitled, the right, title and interest now held by you thereunder.

APPOINTMENT OF SUCCESSOR TRUSTEE: If property is located in Washington or Oregon, Lender, who is the Beneficiary under the Deed of Trust, hereby appoints First American Title Insurance Company of Oregon, whose address is 404 Main Street, Suite 1, Klamath Falls, Oregon 97601, as the new Trustee under the Deed of Trust to have all the powers of the original Trustee, effective forthwith. The prior Trustee has ceased to act as Trustee.

Dated: August 30, 2006

Lender: Northwest Farm Credit Services, FCLA

By: Steph H. Revis
Authorized Agent



THIS SPACE RESERVED FOR RECORDER'S USE

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

File No.: 7021-870922 (MTA)
Date: August 28, 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 **December 22, 1995**, executed and delivered by **Anne M. Fleming and Ross T. Fleming** as Grantor, and **Northwest Farm Credit Services, ACA, a corporation** as Beneficiary, and recorded **January 12, 1996**, as Fee No. **M96 page 1124** in the Mortgage Records of **Klamath County, Oregon**, conveying real property situated in said county described as follows:

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 8 day of Sept., 2006

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

By: 

APN: 97246

Deed of Reconveyance - continued

File No.: 7021-870922 (MTA)

Date: August 28, 2006

STATE OF OREGON

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)ss.

County of Klamath

)

This instrument was acknowledged before me on this 8 day of Sept, 2006
by Stacy Collins as Vice President of Title Insurance Company of Oregon, a corporation, on behalf of the
corporation.

Stacy Allen

Stacy Allen

Notary Public for Oregon

My commission expires:

8/18/10



11593

96-01-12P03:56 RCVD

Vol 1196 Page 1124

MTC 36827KR

After Recording Return to:

Farm Credit Services - Klamath Falls
900 Klamath Avenue
PO Box 148
Klamath Falls, OR 97601

Customer/Note No: 32850-442

Deed of Trust**THIS DEED OF TRUST IS ALSO INTENDED TO BE A FIXTURE FILING.**

On December 22, 1995, Anna M. Fleming, same person as Anna M. Fleming and Ross T. Fleming, same person as Ross Fleming, wife and husband, hereinafter called Grantors, whose address is

5351 Lombardy Ln
Klamath Falls, OR 97603

grant, convey, warrant, transfer and assign to Mountain Title Company of Klamath County, a corporation, hereinafter called Trustee, whose address is 222 S. 6th St., Klamath Falls, OR 97601, in trust with power of sale for the benefit of Northwest Farm Credit Services, ACA, a corporation organized under the Farm Credit Act of 1971, as amended, hereinafter called Beneficiary, whose address is West 601 First Avenue, P.O. Box TAF-CS, Spokane, Washington 99201-4005, property in Klamath County(ies), State of Oregon, more particularly described as follows:

That portion of the E1/2SE1/4SE1/4 lying Southwesterly of the Northeastly line of the C-7 Lateral and the West half of the Southeast Quarter of the Southeast Quarter and the Southwest quarter of the Southeast quarter of Section 7 and the North half of the Northeast quarter of Section 18, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of the E1/2SE1/4SE1/4 lying within a parcel, more particularly described as follows:

Beginning at the West 1/4 corner of Section 7 or SW corner of NW1/4 of Section 7 a 5/8 inch rebar with Cap Stamp #290; thence South 0 degrees 12'30" East 1355.4 feet and North 89 degrees 52' East 5040.9 feet to true point of beginning to a 5/8 inch rebar which is also in the South right of way of the Elliot Road. Thence South 0 degrees 08' East 332.0 feet to a 1/2 inch iron pin; thence South 89 degrees 32' West 372.0 feet to a 1/2 inch iron pin; thence North 0 degrees 08' West 332.0 feet to a 5/8 inch iron rebar, thence North 89 degrees 32' East 372.0 feet along the South right of way of Elliot Road to point of beginning.

Account Nos: 4010-00700-02400, 4010-01800-00100, 4010-00700-02300, 4010-00700-02400, 4010-01800-00100, 4010-00700-02300, 4010-00700-02400, 4010-01800-00100, 4010-00700-02300, 4010-00700-02400, 4010-01800-00100, 4010-00700-02300;

All irrigation equipment, now owned and used, in whole or in part, to irrigate the mortgaged property, together with all similar goods which may be acquired at any time, any additions, replacements, substitutions and accessions;

and including all rents, issues, profits, buildings and improvements thereon and in all tenements, hereditaments, rights, privileges, easements, rights of way and appurtenances, (including without limitation private roads, grazing privileges, water rights, ditches and conduits and rights of way therefor, all plumbing, lighting, heating, cooling, ventilating, elevating, and irrigating apparatus and other equipment and fixtures, now or hereafter belonging to or used in connection therewith), all of which is hereinafter called the "Property."

The following described Note(s), Membership Agreements, security documents and any other documents or instruments signed in connection with the note(s) and security documents and any amendments thereto are collectively called the "Loan Documents." "Advances" shall include any amounts provided to Grantors under the terms of the Loan Documents and any amounts expended by Beneficiary to protect the Property or enforce its rights under the Loan Documents. This conveyance is intended to secure performance of the covenants and agreements contained herein, and in any Loan Documents, and payment of the indebtedness under the terms of the Note(s) made by Grantors to the order of Beneficiary, with interest and charges as provided herein and in the Loan Documents, and any extensions, modifications or renewals thereof.

DATE OF NOTE	ORIGINAL AMOUNT	FINAL INSTALLMENT DATE
December 22, 1995	\$ 163,000.00	December 1, 2015

Deed Of Trust (32850-442)