

2006-023993
Klamath County, Oregon



THIS SPACE

12/04/2006 11:08:53 AM

Fee: \$36.00

After recording return to:
South Valley Bank & Trust
PO Box 5210
Klamath Falls, OR 97601

File No.: 627530 ()
Date: December 1, 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 **October 3, 2005**, executed and delivered by **Scott R. Cullen and Deborah L. Cullen** as Grantor, and **South Valley Bank & Trust** as Beneficiary, and recorded **October 7, 2005**, as Fee No. **M05 page 166100** in the Mortgage Records of **Klamath County, Oregon**, conveying real property situated in said county described as follows:

See Exhibit "A" Legal Description

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 December, 20 06.

Title Insurance Company of Oregon, dba

361-F

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1: Beginning at a point on the North line of the SW 1/4 of the NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian which is 275 feet West along the North line of the SW 1/4 of the NW 1/4 of Section 25 T. 38 S., R. 8 E.W.M. from its intersection with the Southerly boundary of the Rock Creek Road; thence East 125 feet along the North line of the SW 1/4 of the NW 1/4 of the said Section 25; thence Northerly and Easterly in a straight line to a point on the Southerly boundary of the Rock Creek Road which is 150 feet Northerly and Westerly from its intersection with the said North line of the SW 1/4 of the NW 1/4 of the said Section 25; thence Northerly and Westerly along the Southerly boundary of the Rock Creek Road 125 feet; thence Southerly and Westerly in a straight line to the point of beginning, all a part of the NW 1/4 of the NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian.

Parcel 2: A tract of land situated in the NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Beginning at a point from which the N 1/16 of said Section 25 bears S. 14°32' W. 145.3 feet and West 1117.39 feet; thence N. 13°15'44" W. 68.36 feet; thence N. 35°00'00" E. 41.26 feet to a point on the Southerly right of way of Lakeshore Drive (Rock Creek Road); thence S. 55°38'00" E. along said Southerly right of way line 31.03 feet to the Northwest corner of that tract of land described in Deed volume M96 page 8821 of the Klamath County Deed Record; thence along the Westerly line of said deed Volume M96 page 8821, S. 35°32' West 32.77 feet and S. 14°32'00" W. 58.0 feet to the point of beginning.

Parcel 3: A tract of land described as follows:

Beginning at an iron pin on the South line of the NW 1/4 of the NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which lies 400 feet West along said South line of the NW 1/4 of the NW 1/4 of Section 25 from its intersection with the Southerly right of way line of the Rock Creek Road; and running thence North 14°32' East 145.3 feet to an iron pin which marks the most Northerly corner of property heretofore conveyed by Deed recorded at page 25 Volume 141, Deed records of Klamath County which pin is the true point of beginning; and thence running North 14°32' East 93 feet, more or less, to the Southerly boundary of the Rock Creek Road; thence Easterly along the Southerly boundary of the Rock Creek Road to a point which bears North 30°05' East from the point of beginning; thence South 30°5' West to the point of beginning, said tract being a portion of the NW 1/4 NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

A portion of the NW 1/4 NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which bears West a distance of 277.3 feet and North 14°07' East a distance of 77.4 feet from the intersection of the South line of said NW 1/4 NW 1/4 with the Southwesterly boundary line the Rock Creek Road (Lakeshore Drive); thence continuing North 58°02' West a distance of 123.9 feet to a point which marks the most Northerly corner of that certain parcel conveyed by Deed Volume 141 page 25, Deed records of Klamath County, Oregon; thence North 14°32' West a distance of 58.0 feet to a point; thence North 35°32' East a distance of 34.2 feet, more or less, to a point on the Southwesterly line of the Rock Creek Road; thence South 55°38' East along said Southwesterly line of Rock Creek Road, a distance of 112.0 feet more or less to a point which bears North 14°07' East from the point of beginning; thence South 14°07' West a distance of 87.9 feet, more or less, to the place of beginning.

Parcel 4: A portion of the NW 1/4 NW 1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

First American Title

Beginning at a point which bears West a distance of 277.3 feet and North 14°07' East a distance of 77.4 feet from the intersection of the South line of said NW 1/4 NW 1/4 with the Southwesterly boundary line the Rock Creek Road (Lakeshore Drive); thence continuing North 14°07' East a distance of 87.9 feet more or less to a point on the Southerly boundary of said Rock Creek Road (Lakeshore Drive); thence Southeasterly along the Southerly line of said Rock Creek Road to the Northwest corner of that certain parcel conveyed by Vera Pearson Dyrud et vir to Vivian E. Owens et vir by Deed recorded in Volume 193 page 305, Deed records of Klamath County, Oregon; thence Southwesterly along the Westerly line of said parcel to a point which is South 58°02' East of the point of beginning, thence North 58°02' West to the point of beginning.

Tax Parcel Number: 423599 and 423544 and 423562

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