

2007-005375

Klamath County, Oregon



00018446200700053750040049

03/23/2007 03:06:34 PM

Fee: \$36.00



THIS SPACE I

After recording return to:
Sterling Savings Bank
PO Box 2131
Spokane, WA 99210

File No.: 0573568
Date: March 23, 2007

DEED OF PARTIAL 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 **August 31, 2005**, executed and delivered by **Southview Properties, L.L.C., title vested as Southview Properties LLC** as Grantor and in which **Sterling Savings bank** is named as beneficiary, recorded **September 6, 2005**, in book **M05** at page **63589**, or as Fee No. in the Mortgage Records of **Klamath County, Oregon**, having received from the beneficiary under said Deed, or his successor in interest, a written request to reconvey a portion of the real property covered by said Trust Deed, does hereby, for value received, 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 portion of the real property covered by said Trust Deed, to-wit: See attached Legal Descriptions, Parcel III and Parcel IV

The remaining property described in said Trust Deed shall continue to be held by the said Trustee under the terms of said Deed. This partial reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said Trust Deed.

Dated this 03 day of March, 20 07

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

36r-F

APN:

Deed of Partial Reconveyance
-continued

File No.: **7021-Stacy (SAC)**

Date: **October 19, 2005**

By: _____

STATE OF OREGON)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 23 day of March, 2007
by Stacy Collins as Vice President of Title Insurance Company of Oregon, a corporation, on behalf of the
corporation.

Stacy L Allen

Stacy Allen

Notary Public for Oregon

My commission expires:

8/18/10



**Description for Parcel III
Geary County Parcel**

A parcel of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1 Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at a point on the north line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1 from which the northeast corner thereof bears South 89°29'44" East 217.54 feet; thence South 00°53'17" East 1195.30 feet to the northerly right of way line of State Highway 140; thence along said northerly right of way line on the arc of a spiral curve to the left, the chord of which bears North 56°12'34" West 123.83 feet; thence North 62°19'36" West 88.77 feet; thence North 56°10'42" West 979.84 feet; thence North 56°09'16" West 162.57 feet to the west line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1; thence along said west line North 00°06'44" West 458.90 feet to the northwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence along the north line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ South 89°29'44" West 1112.98 feet to the point of beginning, containing 21.33 acres, more or less, with bearings based on County Survey 6513.

2174-01

June 11, 2003

Description for Parcel IV
Geary County Parcel

A parcel of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1 Township 39 South, Range 8 East of the Willamette Meridian and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at the northwest corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6; thence along the north line thereof North 89°28'21" East 1385.86 feet to the northeast corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 00°58'49" West 1331.44 feet to the southeast corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 89°45'54" West 1356.41 feet to the southwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence along the east line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1 South 00°16'58" East 10.53 feet to the northerly right of way line of State Highway 140; thence along said northerly line on the arc of a spiral curve to the left, the chord of which bears North 55°30'17" West 249.57 feet; thence North 00°53'17" West 1195.30 feet to the north line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1; thence along said north line South 89°29'44" West 217.54 feet to the point of beginning, containing 47.91 acres, more or less, with bearings based on County Survey 6513.

2174-01

June 11, 2003