



2007-005963

Klamath County, Oregon



00019107200700059630030033

03/30/2007 11:50:48 AM

Fee: \$31.00

THIS SPACE

After recording return to:
First American Title
305A Shafer Lane
Jacksonville, OR 97530

File No.: 7163-429584 (JKS)
Date: March 29, 2007

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 **August 17, 2004**, executed and delivered by **Randolph Manion and Yvette Manion** as Grantor, and **James T. Sexton** as Beneficiary, and recorded **August 20, 2004**, as Fee No. **M04 page 55030** 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 31 day of March, 2007.

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

By: 

31-F

Date: **March 29, 2007**

STATE OF OREGON

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)SS.

County of Klamath

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This instrument was acknowledged before me on this 30 day of March, 2007
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:



EXHIBIT A**LEGAL DESCRIPTION:**

A tract of land situated in the S 1/2 E 1/2 NE 1/4 NE 1/4 of Section 12, Township 29 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the West line of said S 1/2 E 1/2 NE 1/4 NE 1/4 from which the Northwest corner of said S 1/2 E 1/2 NE 1/4 NE 1/4 bears North 01°01'23" West, 255.08 feet; thence South 01°01'29" East on said West line, 404.39 feet to the Southwest corner of said S 1/2 E 1/2 NE 1/4 NE 1/4; thence North 89°10'40" East on the South line of said S 1/2 E 1/2 NE 1/4 NE 1/4, 465.08 feet to a point on the West line of Highway 97; thence North 00°17'00" West on last said West line, 404.05 feet; thence South 89°13'17" West, 470.23 feet to the point of beginning.