

2008-009197

Klamath County, Oregon



THIS SPACE



00048628200800091970030032

06/23/2008 03:25:30 PM

Fee: \$31.00

After recording return to:  
Columbia Community Bank  
PO Box 725  
Hillsboro, OR 97123

File No.: 801493 ()  
Date: June 20, 2008

### 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 **April 19, 2006**, executed and delivered by **Southview Properties LLC** as Grantor and in which **Columbia Community Bank** is named as beneficiary, recorded **April 21, 2006**, in book **M06** at page **07857**, 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 Description

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 20 day of June, 2008

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

By: \_\_\_\_\_

APN:

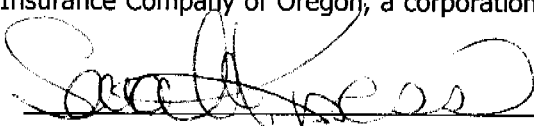
Deed of Partial Reconveyance  
-continued

File No.: **7021-Stacy (SAC)**  
Date: **October 19, 2005**

STATE OF OREGON                    )  
  )ss.  
County of Klamath                )

This instrument was acknowledged before me on this 20 day of June, 2008  
by Stacy Collins as Vice President of Title Insurance Company of Oregon, a corporation, on behalf of the  
corporation.



  
Sarah Kness

Notary Public for Oregon

My commission expires 10/16/2010



## EXHIBIT "A"

File No.: 7021-1119677

Policy No.: 1119677

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

BEGINNING AT THE INITIAL POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 15 OF "TRACT 1416-THE WOODLANDS-PHASE 1", AS RECORDED AT THE KLAMATH COUNTY CLERKS OFFICE AND BEING MARKED BY A 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "LS 58985"; THENCE NORTH 63° 38' 02" EAST, 58.00 FEET; THENCE SOUTH 26° 21' 58" EAST, 280.65 FEET; THENCE SOUTH 63° 38' 02" WEST, 180.00 FEET; THENCE NORTH 26° 21' 58" WEST, 5.93 FEET; THENCE SOUTH 63° 38' 02" WEST, 357.77 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WEST RIDGE DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 56° 33' 39" WEST, 76.02 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 38° 08' 57" WEST, 50.17 FEET; THENCE SOUTH 73° 45' 48" WEST, 30.50 FEET TO A POINT OF NON-TANGENTIAL CURVATURE; THENCE ALONG THE ARC OF A 78.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27° 14' 00" (THE LONG CHORD OF WHICH BEARS SOUTH 10° 28' 14" WEST, 36.73 FEET) AN ARC DISTANCE OF 37.07 FEET; THENCE SOUTH 03° 08' 46" EAST, 16.31 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 102.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 46° 48' 15" (THE LONG CHORD OF WHICH BEARS SOUTH 20° 15' 22" WEST, 81.03 FEET) AN ARC DISTANCE OF 83.32 FEET; THENCE SOUTH 43° 39' 29" WEST, 104.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08° 22' 10" (THE LONG CHORD OF WHICH BEARS SOUTH 39° 28' 24" WEST, 25.98 FEET) AN ARC DISTANCE OF 26.00 FEET; THENCE NORTH 54° 42' 41" WEST, 143.14 FEET; THENCE NORTH 42° 34' 20" EAST, 207.43 FEET; THENCE NORTH 38° 03' 28" EAST, 76.15 FEET TO A POINT OF NON-TANGENTIAL CURVATURE AND THE WESTERLY RIGHT-OF-WAY LINE OF WEST RIDGE DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A 560.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15° 03' 27" (THE LONG CHORD OF WHICH BEARS NORTH 39° 16' 52" WEST, 146.75 FEET) AN ARC DISTANCE OF 147.17 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 63° 38' 02" EAST, 50.24 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF SAID "THE WOODLANDS-PHASE 1; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID "THE WOODLANDS-PHASE 1 THE FOLLOWING 16 COURSES; NORTH 63° 38' 02" EAST, 68.29 FEET; THENCE SOUTH 26° 21' 58" EAST, 5.00 FEET; THENCE NORTH 63° 38' 02" EAST, 65.00 FEET; THENCE NORTH 26° 21' 58" WEST, 10.00 FEET; THENCE NORTH 63° 38' 02" EAST, 65.01 FEET; THENCE SOUTH 26° 21' 58" EAST, 5.00 FEET; THENCE NORTH 63° 38' 02" EAST, 70.01 FEET; THENCE SOUTH 26° 21' 58" EAST, 5.00 FEET; THENCE NORTH 63° 38' 02" EAST, 65.01 FEET; THENCE NORTH 26° 21' 58" WEST, 10.00 FEET; THENCE NORTH 63° 38' 02" EAST, 65.01 FEET; THENCE SOUTH 26° 21' 58" EAST, 5.00 FEET; THENCE NORTH 63° 38' 02" EAST, 70.01 FEET; THENCE SOUTH 26° 21' 58" EAST, 4.93 FEET; THENCE NORTH 63° 42' 44" EAST, 52.00 FEET; THENCE NORTH 63° 38' 02" EAST, 70.00 FEET; TO THE POINT OF BEGINNING.

APN: R492292 and R420299