

2008-010230  
Klamath County, Oregon



00049905200800102300030030

07/17/2008 11:18:44 AM

Fee: \$31.00



THIS SPAC

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

File No.: 7021-996666 (DMC)  
Date: July 16, 2008

### 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 **March 29, 2007**, executed and delivered by **Danielle S. Walker and Susan M. Walker** as Grantor, and **South Valley Bank & Trust** as Beneficiary, and recorded **March 30, 2007**, as Fee No. **2007-0006004** 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 16 day of July, 2008.

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

By: 

F31-

APN: R409542

Deed of Reconveyance - continued

File No.: 7021-996666 (DMC)

Date: July 16, 2008

STATE OF OREGON )

)ss.

County of Klamath )

This instrument was acknowledged before me on this 10 day of July, 2008  
by Stacy Collins as Vice President of Title Insurance Company of Oregon, a corporation, on behalf of the  
corporation.



Sarah Kness  
Sarah Kness

Notary Public for Oregon

My commission expires:

10/16/2010

**EXHIBIT A****LEGAL DESCRIPTION:**

ALL OF LOT 1, BLOCK 102 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, EXCEPTING A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 102 OF BUENA VISTA ADDITION AND RUNNING THENCE; NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 50 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 1 TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 102 OF BUENA VISTA ADDITION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, BEING THE SOUTHERLY PORTION OF SAID LOT; ALSO SAVING AND EXCEPTING THAT PORTION OF SAID LOT 1 LYING NORTHERLY OF SAID LINE BETWEEN LOTS 2 AND 6 OF SAID BLOCK 102 EXTENDED, THROUGH SAID LOT 1 TO SECOND STREET.

ALSO EXCEPTING THE SOUTHEASTERLY 8 FEET, (AS MEASURED ALONG THE WESTERLY LINE AND PARALLEL TO THE SOUTH LINE OF LOT) OF THE ABOVE DESCRIBED PROPERTY.

ALSO EXCEPTING A PORTION OF LOT 1, BLOCK 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIN AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT 1 AND THE LINE BETWEEN LOTS 2 AND 6, OF SAID BLOCK 102, EXTENDED NORTHEASTERLY THROUGH SAID LOT 1 TO SECOND STREET; THENCE SOUTH 63° 22' 30" WEST ALONG SAID NORTHEASTERLY EXTENSION THROUGH LOT 1, A DISTANCE OF 27.11 FEET, TO A 5/8" IRON PIN AT THE TRUE POINT OF BEGINNING; THENCE SOUTH 63° 22' 30" WEST A DISTANCE OF 25.12 FEET TO A 5/8" IRON PIN ON THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 11° 52' 00" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 12.67 FEET TO A 5/8" IRON PIN; THENCE NORTH 40° 00' 00" EAST A DISTANCE OF 30.88 FEET TO THE TRUE POINT OF BEGINNING.