

2009-008106

Klamath County, Oregon



00067615200900081060030038

FORM No. 887—Oregon Trust Deed Series—TRUSTEE'S DEED OF RECONVEYANCE.

06/11/2009 03:13:35 PM

Fee: \$31.00

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DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated July 9, 2003, XXXXX, executed and delivered by Applegate Development Corporation as grantor and recorded on August 4, 2003, XXXX, in the Mortgage Records of Klamath County, Oregon, in book/reel/volume No. M03 at page 55671, and/or as fee/file/instrument/microfilm/reception No. (indicate which), conveying real property situated in that county described as follows:

See Exhibit A attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

having received from the beneficiary under the trust deed a written request to reconvey, reciting that the obligation secured by the 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 the described premises by virtue of the trust deed.

In construing this instrument and whenever its context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned trustee has executed this instrument; if the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by its Board of Directors.

DATED June 3, 2009, XXXXXX

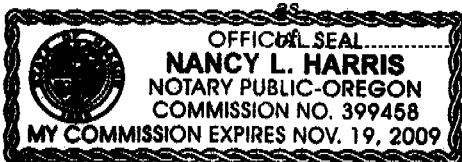
Joseph E. Kellerman

Succesor Trustee

STATE OF OREGON, County of Jackson) ss.

This instrument was acknowledged before me on June 3, 2009, XXXX, by Joseph E. Kellerman, Succesor Trustee

This instrument was acknowledged before me on , 19, by



Nancy L. Harris
Notary Public for Oregon
My commission expires 11-19-2009

Trustee's Name and Address
TO:

After recording return to (Name, Address, Zip):

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of

I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By , Deputy

Order No. 0084020

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Oregon Title Insurance Rating Organization (OTIRO)

OTIRO No. G-01

E. The land referred to in this Guarantee is described as follows:

PARCEL 1:

All of ENTERPRISE TRACT NO. 26, EXCEPT the South 697 feet and EXCEPT the East 260 feet.

All of ENTERPRISE TRACT NO. 31, EXCEPT that portion which is included in the plat of SUNNYLAND.

ALSO EXCEPTING THEREFROM the following 5 parcels of property:

Beginning at the Northeast corner of Lot 9, ELM PARK in Klamath County, Oregon; thence North 0 degrees 53' West 246.95 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left (the chord of which bears North 55 degrees 55' West 93.57 feet) a distance of 93.63 feet; thence South 0 degrees 05' East 300.63 feet to a point on the North line of said Lot; thence North 89 degrees 06' East 80.87 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Beginning on the North line of Lot 9, ELM PARK in Klamath County, Oregon, at a point which is 80.87 feet South 89 degrees 06' West from the Northeast corner of said Lot; thence North 0 degrees 05' West 300.63 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left (the chord of which bears North 65 degrees 25' West 143.05 feet) a distance of 143.29 feet; thence South 0 degrees 05' East 362.19 feet to a point on the North line of said Elm Park; thence North 89 degrees 06' East 130.01 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Beginning on the North line of ELM PARK in Klamath County, Oregon, at a point which is 210.88 feet South 89 degrees 06' West from the Northeast corner of Lot 9, ELM PARK; thence South 89 degrees 06' West 170.52 feet to a point; thence North 0 degrees 05' West 400.59 feet to a point on the South line of a Canal; thence along the South line of said Canal and along the arc of a 714.22 foot radius curve to the left to a point which is North 0 degrees 05' West 362.19 feet from the point of beginning; thence South 0 degrees 05' East 362.19 feet to the place of beginning, being situated in the SW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Commencing at the Northeast corner of Lot 37, Enterprise Tracts, Klamath County, Oregon; thence South 0 degrees 15' 30" East, along the centerline of Avalon Street, 355.75 feet; thence South 56 degrees 38' 10" East, 36.03 feet to a point on the East Boundary of said street for the true point of beginning; thence South 56 degrees 38' 10" East, 108.05 feet; thence South 73 degrees 31' 10" East, 41.51 feet; thence North 79 degrees 52' East, 103.20 feet; thence North 70 degrees 29' 20" East, 154.58 feet; thence North 89 degrees 25' 40" East, 82.78 feet; thence North 1 degrees 24' 20" West, 31.01 feet; thence North 89 degrees 25' 40" East, 50.00 feet; thence North 134.58 feet, to the Southwesterly boundary of the U.S.R.S. "A" Canal; thence along said canal boundary North 81 degrees 17' West, 23.93 feet; thence 299.22 feet along the arc of a curve right (which arc has a radius of 433.10 feet and a long chord of North 61 degrees 29' 30" West 293.30 feet); thence North 41 degrees 42' West, 183.35 feet to the Southeasterly boundary of Eberlein Avenue; thence along said boundary South 47 degrees 52' 54" 30"

West, 144.93 feet to the East boundary of Avalon Street; thence along said boundary South 0 degrees 15' 30" East, 348.87 feet to the true point of beginning.

A Parcel of land, situated in Tract 31 Enterprise Tracts, in Klamath County, Oregon; being more particularly described as follows:

CHICAGO TITLE
INSURANCE COMPANY OF OREGON

Order No. 0084020

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Oregon Title Insurance Rating Organization (OTIRO)
OTIRO No. G-01

(Legal Description Continued)

Beginning at a 1/2" rebar marking the Northwest corner of Block 1, Sunnyland Subdivision, said point also being on the Easterly right-of-way line of Avalon Street; thence North 00 degrees 15' 30" West 237.85 feet, along the Easterly right-of-way line of Avalon Street, to a 1/2" rebar; thence South 56 degrees 38' 10" East 99.79 feet to a 1/2" rebar; thence South 73 degrees 31' 10" East, 47.66 feet to a 1/2" rebar; thence North 79 degrees 52' 00" East, 108.29 feet to a 1/2" rebar; thence North 70 degrees 29' 20" East, 50.00 feet to a 1/2" rebar; thence South 89 degrees 24' 00" East 54.07 feet to a 1/2" rebar; thence South 00 degrees 11' 48" East, 183.24 feet to a 1/2" rebar; thence South 89 degrees 45' 30" West, 20.00 feet to a 1/2" rebar; thence South 00 degrees 11' 48" East, 20.00 feet to a 1/2" rebar on the Northerly boundary of Sunnyland Subdivision; thence South 89 degrees 45' 30" West, 316.48 feet, along the Northerly boundary of Sunnyland Subdivision to the place of beginning.

PARCEL 2:

Beginning at a point on the Northerly boundary of SUNNYLAND SUBDIVISION being North 89 degrees 45' 30" East 316.48 feet from the Northwest corner of Block 1 of said Subdivision and being the Southeast corner of that tract of land described in Deed Volume M80, page 18,566 of the Klamath County Deed Records; thence South 89 ° 45'30" West, along said Northerly boundary, 15.00 feet; thence along the arc of a curve to the right (radius point bears North 89 degrees 45' 30" East 35.00 feet and central angle equals 90 degrees 02'42") 55.01 feet to a point on the East line of said Deed Volume; thence along the boundaries of said Deed Volume South 00 ° 11' 48" East 15.00 feet, South 89 degrees 45' 30" West 20.00 feet and South 00 degrees 11' 48" East 20.00 feet to the point of beginning with bearings based on recorded Survey No. 2954.

CHICAGO TITLE
INSURANCE COMPANY OF OREGON