

2009-008921

Klamath County, Oregon



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THIS SPACE RI

06/29/2009 02:30:24 PM

Fee: \$41.00



After recording return to:
First American Title, Attn: Debbie
404 Main Street, Suite 1
Klamath Falls, OR 97601

File No.: 7191-1422525 (tam)
Date: June 29, 2009

DEED OF PARTIAL RECONVEYANCE

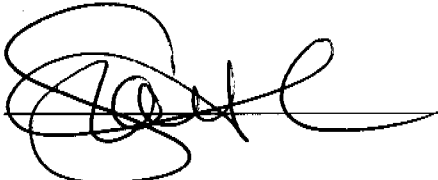
First American Title Insurance Company of Oregon, an assumed business name of Title Insurance Company of Oregon, hereinafter Trustee, under that certain Deed dated **June 25, 1999**, executed and delivered by **The Alan Derby Land Trust dated April 30, 1999** as Grantor and in which **ERA Nicholson & Associates** is named as beneficiary, recorded **June 25, 1999**, in book **M99** at page **25277**, or as Fee No. **M99 page 25277** 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 Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 29 day of June, 2009

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

By: 

F411-

APN: **R507455**

Deed of Partial Reconveyance
-continued

File No.: **7191-1422525 (tam)**

Date: **June 29, 2009**

STATE OF OREGON)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 29 day of June, 2009
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: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 5:

THE SOUTHERLY 34 FEET OF THE EASTERLY 88 FEET OF LOT 4 BLOCK 33, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON AND THE NORTHERLY 5 FEET OF THE EASTERLY HALF OF LOT 5 BLOCK 33, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, AND ALSO A STRIP OF LAND TWO (2) FEET WIDE OF THE SOUTHERLY 34 FEET OF THE EASTERLY END OF THE WESTERLY 90 FEET OF LOT 4, BLOCK 33 HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, IN THE COUNTY OF KLAMATH STATE OF OREGON.

ADDRESS: 1618 CRESCENT AVENUE, R-3809-029DA-03700

PARCEL 8:

TRACT 20, INDEPENDENCE TRACTS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, EXCEPTING THEREFROM THE EAST 100 FEET THEREOF.

ADDRESS: 3085 LODI STREET, R-3909-011AA-01000

PARCEL 11:

LOT 15, BLOCK 55, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

ADDRESS: 1751 WALL STREET, R-3809-28CC-4600

PARCEL 16:

LOT 50 AND THE WESTERLY ONE HALF OF LOT 51 IN BLOCK 18 OF INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ADDRESS: 342 MARTIN STREET, R-3809-033AB-12200

PARCEL 17:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 5 IN SAID BLOCK 21; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF MARTIN STREET A DISTANCE OF 50 FEET TO THE MOST WESTERLY CORNER OF LOT 6 IN SAID BLOCK 21; THENCE NORTHEASTERLY ALONG THE LINE BETWEEN LOTS 6 AND 7 IN SAID BLOCK A DISTANCE OF 50 FEET; THENCE SOUTHEASTERLY PARALLEL WITH MARTIN STREET A DISTANCE OF 50 FEET; THENCE SOUTHWESTERLY ALONG THE LINE BETWEEN LOTS 5 AND 6 IN SAID BLOCK A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

ADDRESS: 349 MARTIN STREET, R-3809-033AB-09800

PARCEL 18:

ALL OF LOT 20 AND THE NORTHWESTERLY ONE-HALF OF LOT 19 IN BLOCK 21 OF INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, BEING A RECTANGULAR PIECE OF LAND 37 1/2 FEET WIDE AND 100 FEET LONG, FACING 37 1/2 FEET ON BOTH MARTIN AND DIVISION STREETS.

ADDRESS: 319 MARTIN STREET, R-3809-033AB-08400

PARCEL 19:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 23 IN BLOCK 21 OF INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE NORTHEASTERLY AT RIGHT ANGLES TO MARTIN STREET, 100 FEET TO DIVISION STREET THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF DIVISION STREET, 27 FEET 2 INCHES; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO MARTIN STREET 50 FEET; THENCE SOUTHEASTERLY PARALLEL WITH MARTIN STREET, 10 FEET 4 INCHES; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO MARTIN STREET; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY LINE OF MARTIN STREET, 37 1/2 FEET TO THE PLACE OF BEGINNING, BEING A PART OF LOTS 22 AND 23 OF SAID BLOCK AND ADDITION, AS SHOWN ON THE DULY RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ADDRESS: 313 MARTIN STREET R-3809-033AB-08100

PARCEL 20:

ALL OF LOTS 24, 25 AND THE SOUTHEAST ONE-HALF OF LOT 26 IN BLOCK 21 OF INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY OF CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH AN INTEREST IN A CERTAIN COMMUNITY DRIVEWAY AND GARAGE AS SHOWN IN BOOK 104 PAGE 190, RECORDS OF KLAMATH COUNTY, OREGON.

ADDRESS: 309 MARTIN STREET, R-3809-033AB-08000

PARCEL 21:

LOTS 14 AND 15 IN BLOCK 25, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY OF CLERK OF KLAMATH COUNTY, OREGON.

ADDRESS: 445 DIVISION STREET, R-3809-033AB-05200

PARCEL 26:

APN: R507455

Request for Partial Reconveyance
- continued

File No.: 7191-1422525 (tam)
Date: 06/24/2009

THE NORTHERLY 40 FEET OF LOTS 394 AND 395, BLOCK 113 MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY OF CLERK OF KLAMATH COUNTY, OREGON.

ADDRESS: 625 MARTIN STREET, R-3809-033AC-07300

PARCEL 32:

LOT 626 IN BLOCK 128, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY OF CLERK OF KLAMATH COUNTY, OREGON.

ADDRESS: 2553 APPLGATE AVENUE, R-3809-033DA-01600