

2009-011019

Klamath County, Oregon



00071147200900110190030037

08/17/2009 02:55:28 PM

Fee: \$31.00



THIS SPACE

After recording return to:
Southview Properties, LLC
22101 NE 150th Ave.
Battleground, WA 98604

File No.: ()
Date: August 17, 2009

DEED OF RECONVEYANCE
without extinguishment of debt

First American Title Insurance Company of Oregon, an assumed business name of Title Insurance Company of Oregon, hereinafter Trustee, under that certain Deed dated **September 24, 2007**, executed and delivered by **Southview Properties, L.L.C., an Oregon limited liability company** as Grantor, and **Columbia Community Bank** as Beneficiary, and recorded **October 5, 2007**, as Fee No. **2007-17396** 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 the real property described herein, without extinguishment of the debt, such debt to remain fully due and owing according to the terms and conditions of the promissory note or other evidence of indebtedness; 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 17 day of August, 2009.

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

By: 

F31-

This instrument was acknowledged before me on this 11 day of August, 2007
by Stacy Collins as Vice President of Title Insurance Company of Oregon, a corporation, on behalf of the
corporation.

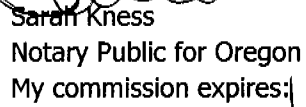


EXHIBIT A

LEGAL DESCRIPTION: Real property in the 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.