

2011-008122

Klamath County, Oregon



00104459201100081220050054

07/11/2011 10:18:19 AM

Fee: \$62.00

RECORDING REQUESTED BY:

Bank of the West
6873 N. West Ave Suite 102
Fresno, CA 93711

When Recorded Mail to:

U.S. Recordings
2925 Country Dr
St. Paul, MN 55117

77034013

PARTIAL RECONVEYANCE

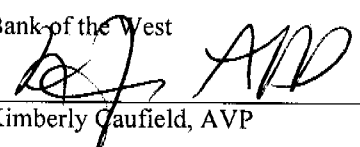
Bank of the West
the Trustee under the Deed of Trust Dated March 13, 2007 among BVDP, an Oregon General Partnership, as to Parcels 1 through 5 and Windy Ridge, LLC, as to Parcels 6 and 7, Trustor(s), and recorded as Volume No. M07, in Book n/a Page 06551 of the records of the County Recorder of Klamath County, State of Oregon, having received from the Beneficiary thereunder, a written request to reconvey, in accordance with the terms of said Deed of Trust, all estate now held by said Trustee under said Deed of Trust in and to the hereinafter described property:

***Re-recorded to add rider on the 3rd day of May, 2007 as Volume No. M07, in Page 08034.**

See attached legal description

IN TESTIMONY WHEREOF, Kimberly Caufield Has hereunto set his hands this 8th day of March, 2011.

Bank of the West



Kimberly Caufield, AVP

Page 1


ACKNOWLEDGMENT

State of California
County of Fresno

On 03/08/11 before me, Amanda Thompson, Notary Public personally appeared Kimberly Caufield who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  (Seal)
Amanda Thompson, Notary Public

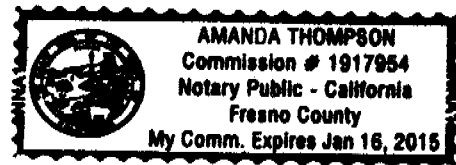


Exhibit "A"

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

PARCEL 1:

ALL THOSE LANDS SITUATED IN SECTIONS 15 AND 22, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 22: NW 1/4, NE 1/4 SW 1/4, EXCEPTING THEREFROM A TRACT OF LAND CONTAINING 20 ACRES, MORE OR LESS, SITUATED IN THE W 1/2 OF SECTION 22, DESCRIBED AS FOLLOWS: THAT PORTION OF THE EAST 740.00 FEET OF THE NE 1/4 SW 1/4 OF SAID SECTION 22 LYING SOUTH AND SOUTHWESTERLY OF WEST LANGELL VALLEY ROAD AND THAT PORTION OF THE EAST 740.00 FEET OF THE SE 1/4 NW 1/4 OF SAID SECTION 22 LYING SOUTH AND SOUTHWESTERLY OF WEST LANGELL VALLEY ROAD.

SECTION 15: S 1/2 SW 1/4

ALSO: THAT TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON PIN FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 15 BEARS N. 01°44'03" W. 3681.45 FEET; THENCE S. 78°02'07" E. 174.45 FEET TO A 1/2 INCH IRON PIN; THENCE S. 89°52'45" E. 231.30 FEET TO A 1/2 INCH IRON PIN; THENCE S. 89°20'52" E. 801.00 FEET TO A 1/2 INCH IRON PIN; THENCE S. 15°16'07" E. 217.00 FEET TO A 1/2 INCH IRON PIN; THENCE CONTINUING S. 15°16'07" E. 20 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE N 1/2 SW 1/4 OF SAID SECTION 15; THENCE WESTERLY ALONG SAID LINE TO THE SOUTHWEST CORNER OF THE NW 1/4 SW 1/4 OF SAID SECTION 15; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 15 TO A POINT THAT BEARS S. 81°00'05" W. FROM THE POINT OF BEGINNING; THENCE N. 81°00'05" E. TO A 1/2 INCH IRON PIN SET IN AN EXISTING NORTH-SOUTH FENCE LINE; THENCE CONTINUING N. 81°00'05" E. 76.21 FEET TO THE POINT OF BEGINNING, MORE OR LESS, WITH BEARINGS BASED ON BOWNE ADDITION TO THE TOWN OF BONANZA.

PARCEL 2:

TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN

SECTION 16: THE SW 1/4 AND ALL OF SE 1/4 OF NW 1/4 LYING SOUTH OF LOST RIVER, EXCEPTING THEREFROM, THE WESTERLY 40 FEET OF SW 1/4 SW 1/4 LYING SOUTHERLY OF EXISTING COUNTY ROAD.

THE S 1/2 SE 1/4 LESS THAT PORTION HERETOFORE DEEDED TO KLAMATH COUNTY, OREGON, FOR ROAD PURPOSES.

SECTION 17: THAT PART OF THE S 1/2 NE 1/4, NE 1/4 SW 1/4, W 1/2 SW 1/4 LYING SOUTH AND EASTERLY OF LOST RIVER.

THE SE 1/4 SW 1/4 AND SE 1/4 LYING NORTH OF HARPOLD ROAD

SECTION 20: THAT PORTION OF THE NE 1/4 LYING NORTH OF HARPOLD ROAD.

THE N 1/2 NW 1/4 AND SW 1/4 NW 1/4 LYING EAST OF LOST RIVER.

SECTION 21: THE N 1/2 NE 1/4 AND SE 1/4 NE 1/4

PARCEL 3:

A FRACTION OF SECTION 9 AND 16, TOWNSHIP 39 SOUTH, RANGE 11, EAST OF THE WILLAMETTE MERIDIAN, INCLUDED WITHIN THE FOLLOWING DESCRIBED PARCELS:

ALL THOSE PORTIONS OF VACATED BOWNE ADDITION TO THE TOWN OF BONANZA DESCRIBED AS FOLLOWS:

THE WEST 12 1/2 FEET OF LOTS 2 AND 23 AND ALL OF LOTS 3 TO 22 INCLUSIVE IN BLOCK 48;
LOTS 1 TO 18 INCLUSIVE AND LOTS 23 AND 24 IN BLOCK 49;

LOTS 13 TO 24 INCLUSIVE IN BLOCK 50;

ALL OF BLOCK 67;

LOTS 3 TO 24 INCLUSIVE IN BLOCK 68;

LOTS 3 TO 22 INCLUSIVE AND THE WEST 4.5 FEET OF LOT 23 IN BLOCK 69;

THE WEST 4.5 FEET OF LOTS 2 AND 23 AND LOTS 3 TO 22 INCLUSIVE IN BLOCK 76;

ALL OF BLOCK 77;

ALL OF BLOCK 78;

ALSO THOSE PORTIONS OF STREETS AND ALLEYS WHICH ATTACH TO SAID LOTS AND BLOCKS BY OPERATION OF LAW BY ORDER OF VACATION SHOWN IN VOLUME 191, PAGE 421, DEED RECORDS OF KLAMATH COUNTY, OREGON, INCLUDING ALL OF VACATED PARK AVE. BETWEEN THE CENTERLINE OF UNION ST. AND THE CENTERLINE OF PRICE ST.

SAVING AND EXCEPTING FROM THE ABOVE THOSE PORTIONS OF BLOCKS 48 AND 49 AND VACATED SEATTLE AVE. LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE ALLEY IN BLOCK 50 WHICH BEARS SOUTH 0°08' EAST 141.56 FEET FROM THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 50; THENCE SOUTH 89°44'50" EAST, 326.97 FEET; THENCE SOUTH 76°54'14" EAST, 518.98 FEET TO A POINT ON THE EAST LINE OF THE W 1/2 OF LOT 23, SAID BLOCK 48.

ALSO SAVING AND EXCEPTING THE NORTH 30 FEET OF LOTS 3 AND 4 IN BLOCK 69 OF SAID VACATED BOWNE ADDITION.

ALSO: BEGINNING AT THE CORNER COMMON TO SECTIONS 9, 10, 15 AND 16, TOWNSHIP 39 SOUTH, RANGE 11, EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT IS ON THE CENTERLINE OF CARROLL AVENUE AS PLATTED ON BOWNE ADDITION TO THE TOWN OF BONANZA, THENCE NORTH ALONG SAID CENTERLINE 330 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF UNION ST.; THENCE WEST ALONG THE CENTERLINE OF UNION ST. 1110 FEET, MORE OR LESS, TO THE WEST LINE OF PARK AVE., THENCE SOUTH ALONG THE WEST LINE OF PARK AVE., AND SAID WEST LINE EXTENDED, 710 FEET, MORE OR LESS, TO THE CENTER OF LOST RIVER; THENCE NORTHEASTERLY AND EASTERLY ALONG THE CENTER OF LOST RIVER TO THE EAST LINE OF SAID SECTION 16; THENCE NORTH ALONG SAID SECTION LINE A DISTANCE OF 250 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAVING AND EXCEPTING THE EAST 45 FEET OF SAID PARCEL HERETOFORE CONVEYED TO KLAMATH COUNTY BY DEED RECORDED NOVEMBER 28, 1947 IN VOLUME 214, PAGE 247, DEED RECORDS OF KLAMATH COUNTY, OREGON, FOR ROAD PURPOSES.

ALL THAT PORTION OF THE NE 1/4 OF SECTION 16 LYING SOUTHERLY OF THE CENTER OF LOST RIVER; THE N 1/2 SE 1/4 OF SECTION 16, LESS PORTION DEEDED FOR ROAD DESCRIBED IN VOLUME 74, PAGE 71, DEED RECORDS OF KLAMATH COUNTY, OREGON, ALL IN TOWNSHIP 39 SOUTH, RANGE 11, EAST OF THE WILLAMETTE MERIDIAN.

PARCEL 4:

Page 4

LOTS 19, 20, 21, AND 22 IN BLOCK 49 OF VACATED BOWNE ADDITION TO THE TOWN OF BONANZA. ALSO THOSE PORTIONS OF THE STREETS AND ALLEYS WHICH ATTACH TO THE AFORESAID LOTS BY OPERATION OF LAW THROUGH THE ORDER OF VACATION SHOWN IN BOOK 191 PAGE 421, DEED RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL 5:

LOTS 1 AND 2 IN BLOCK 68 OF VACATED BOWNE ADDITION TO THE TOWN OF BONANZA. ALSO THOSE PORTIONS OF THE STREETS AND ALLEYS WHICH ATTACH TO THE AFORESAID LOTS BY OPERATION OF LAW THROUGH THE ORDER OF VACATION SHOWN IN BOOK 191 PAGE 421, DEED RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL 6:

THE SE 1/4, S 1/2 NE 1/4, SE 1/4 SW 1/4 SECTION 14, TOWNSHIP 39 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

PARCEL 7:

ALL OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, EXCEPT THE NW 1/4 NW 1/4.

Tax Parcel Number: R605553 and R605651 and R605544 and R602798 and R604457 and R604466 and R604493 and R723 and M29472 and R891685 and R604484 and M50189 and M29481 and R604518 and R604509 and R604545 and R891686 and R604652 and R728074 and R604705 and R711778 and M837134 and R605250 and R605269 and R616168 and M874380 and R616159 and R7600



U01883160

9951 3/15/2011 77034013/2

Page 5