

WTC 91026-SH
This document prepared by:

State Farm Bank
PO Box 5961
Madison, WI 53705-0961
Tanya L Goth
(877) 638-0158 x5538

2011-011669

Klamath County, Oregon



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10/18/2011 11:37:12 AM

Fee: \$42.00

RETURN TO:

PHILL E KENSLE
LISA J KENSLE
5102 CAMBRIDGE CT
KLAMATH FALLS OR 97603-8583

DEED OF RECONVEYANCE

Oregon

WHEREAS, BMO HARRIS BANK N.A., SUCCESSOR-IN-INTEREST TO M&I BANK, FSB, whose address is PO BOX 5920, MADISON, WI 53705, is the Trustee or Successor Trustee of record under the following described Deed of Trust. This trust deed release has been executed in compliance with the laws and statutes of the state of Oregon:

Trustor: PHILL E KENSLE AND LISA J KENSLE; AS HUSBAND AND WIFE

Beneficiary: STATE FARM BANK, FSB

Trustee: BMO HARRIS BANK N.A., SUCCESSOR-IN-INTEREST TO M&I BANK, FSB

Dated: 01/15/2008

Recorded On: 01/15/2008

Book: N/A

Page: N/A

Document/Instrument #: 2008-000657

Property Address: 1307 S ALAMEDA AVE, KLAMATH FALLS OR 97603

Legal Description: SEE ATTACHED EXHIBIT "A"

Pin #: 3809-034CD-00200-000

County: KLAMATH County, State of OREGON

AND WHEREAS, the above said Deed of Trust has been paid in full.

NOW THEREFORE, the present Trustee having received from the present owner of the beneficial interest under said Deed of Trust and the obligations secured thereby a written request to reconvey by reason of the obligations secured by said Deed of Trust, DOES HEREBY RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it under said Deed of Trust in said County in the State of Oregon, describing the land therein as more fully described in said Deed of Trust.

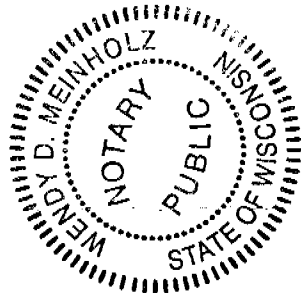
Dated: October 5, 2011

BMO HARRIS BANK N.A., SUCCESSOR-IN-INTEREST
TO M&I BANK, FSB, Trustee

By: SANDRA L BIRSCHBACH
TITLE: AUTHORIZED OFFICER

State of WISCONSIN) s.s.
County of DANE)

This instrument was acknowledged before me on October 5, 2011 by SANDRA L BIRSCHBACH, AUTHORIZED OFFICER OF BMO HARRIS BANK N.A., SUCCESSOR-IN-INTEREST TO M&I BANK, FSB.



WENDY D MEINHOLZ
Notary Public, State of Wisconsin
My commission expires 12/7/14

4/2/11

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Lot 22-B, ENTERPRISE TRACTS, a duly recorded subdivision in Klamath County, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin on the North line of said Lot 22-B from which an iron axle marking the Northeast corner of said Lot 22-B bears North 89° 46' 32" East, 969.54 feet said point of beginning also marking the intersection of the Southerly right-of-way line of Eberlein Avenue with the Southwesterly right-of-way line of the Klamath Falls-Malin State Highway No. 50; thence along said highway right-of-way line South 73° 01' 26" East, 207.73 feet to a 5/8 inch iron pin; thence continuing along said right-of-way line South 40° 00' 00" East, 494.80 feet to a 1/2 inch iron pin opposite engineers centerline station 184 + 44.8; thence leaving said right-of-way line South 50° 00' 00" West, 64.24 feet to a 1/2 inch iron pin on the Northerly right-of-way line of Alameda Avenue, a County Road; thence along said County Road right-of-way line North 47° 07' 00" West, 263.85 feet to a 1/2 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 1089.93 feet radius curve to the left (delta = 34° 10', long chord = North 64° 12' 02" West, 640.36 feet) 649.95 feet to a 1/2 inch iron pin; thence North 81° 17' 00" West, 143.10 feet to a 1/2 inch iron pin at the point of intersection of said County Road right-of-way line with the Southerly right-of-way line of Eberlein Avenue; thence North 89° 51' 55" East along said right-of-way line 443.78 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land situate in Lot 22-B, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at an iron axle marking the Northeast corner of said Lot 22-B; thence South 89° 46' 32" West along the North line of said Lot 969.54 feet; thence South 73° 01' 26" East along the Southwesterly right of way line of the Klamath Falls-Malin State Highway #50 a distance of 207.73 feet to a 5/8 inch iron pin; thence continuing along said right of way line South 40° 00' 00" East, 134.80 feet to the point of beginning for this description; thence continuing along said right of way line South 40° 00' 00" East, 360.00 feet to a 1/2 inch iron pin; thence at right angles South 50° 00' 00" West, 64.24 feet to a 1/2 inch iron pin on the Northerly right of way line of Alameda Avenue, a County Road; thence North 47° 07' 00" West along said right of way line 263.85 feet to a 1/2 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 1089.93 foot radius curve to the left (delta = 04° 59' 12", long chord = North 49° 36' 36" West, 94.83 feet), 94.86 feet to a point on curve; thence leaving said right of way North 47° 37' 18" East, 112.86 feet to the point of beginning.

AND FURTHER EXCEPTING THEREFROM that portion thereof granted to the City of Klamath Falls, Oregon, a municipal corporation, for a perpetual public right-of-way by Deed of Dedication recorded November 7, 2007 in Volume 2007, page 019091, Microfilm Records of Klamath County, Oregon, described as follows:

A parcel of land situated in Tract 22B, "ENTERPRISE TRACTS", according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon described as follows:

Commencing at a point on the North line of said Tract 22B from which the Northeast corner of said Tract 22B bears North 89° 46' 32" East, 969.54 feet, said point also being the intersection of the South right-of-way line of Eberlein Avenue with the Southwesterly right-of-way line of the Klamath Falls-Malin Highway No. 50; thence South 89° 51' 55" West, 195.79 feet along the South right-of-way line of Eberlein Avenue, to the True Point of Beginning of this description; thence South 00° 08' 05" East, 44.15 feet to a point on the Northeasterly right of way line of Alameda Avenue; thence along said Northeasterly right-of-way line of Alameda Avenue, said right-of-way line being a 1089.93 radius curve to the left, an arc distance of 108.90 feet (chord of said curve bears North 78° 24' 58" West, 108.90 feet); thence North 81° 17' 00" West, 143.10 feet along said Northeasterly right-of-way line, to its intersection with the South right-of-way line of Eberlein Avenue; thence North 89° 51' 55" East, 247.99 feet along said South right-of-way line to the Point of Beginning. Bearings are based on Record of Survey No. 2313.