

WTC 9/11/97

2012-000360

Klamath County, Oregon



00112506201200003600060060

01/17/2012 11:35:20 AM

Fee: \$62.00

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT91197-LW  
Title Order No. 0091197

Please print or type information.

**1. AFTER RECORDING RETURN TO -**

Required by ORS 205.180(4) & 205.238:

Name: **FINANCIAL REEDOM, A DIVISION  
OF ONE WEST BANK, FSB**

Address: **6900 BEATRICE DRIVE**

City, ST Zip: **KALAMAZOO, MI 49009**

**2. TITLE(S) OF THE TRANSACTION(S) -** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the lien instrument:

**Document Title(s): PARTIAL RELEASE OF TRUST DEED**

**3. DIRECT PARTY / GRANTOR Names and Addresses -** Required by ORS 205.234(1)(b)  
for Mortgages/Liens list Borrower/Debtor

Borrower Name & Address: **MERS, A DELAWARE CORPORATION, ITS SUCCESSORS OR  
ASSIGNS, AS NOMINEE FOR ONE WEST BANK, FSB  
P.O. BOX 2026  
FLINT, MI 48501**

**4. INDIRECT PARTY / GRANTEE Names and Addresses -** Required by ORS 205.234(1)(b)  
for Mortgages/Liens list Beneficiary/Lender/Creditor

**JUDY AND GARY MUELLER  
2942 ALTAMONT DRIVE,  
KLAMATH FALLS, OR 97603**

82 2009-002544

624m

Prepared by and return to:  
Financial Freedom, a division of OneWest Bank, FSB  
6900 Beatrice Drive  
Kalamazoo, MI 49009

Partial Release of Deed of Trust

THIS PARTIAL RELEASE DEED OF TRUST, made this 12<sup>TH</sup> day of January, 2011, between Mortgage Electronic Registration Systems, Inc. ("MERS"), a Delaware Corporation, its Successors or Assigns, as nominee for OneWest Bank, FSB, whose address is PO Box 2026, Flint, Michigan 48501, party of the first part; and Gary J. Mueller and Judy K. Mueller, as tenants by the entirety, whose address is 2942 Altamont Drive, Klamath Falls, Oregon 97603, party of the second part; and

WITNESSETH

WHEREAS, the party of the second part executed a Deed of Trust with Financial Freedom Senior Funding Corporation, whose address is 10860 Gold Center Drive, Suite 400 Rancho Cordova, California 95670, Original Lender, and Amerititle, as Trustee; dated February 13, 2009, recorded February 19, 2009, as Document number 00061122200900025440110118, with maximum principal amount of Two Hundred Sixty Four Thousand and 00/100 (\$264,000.00) recorded in Klamath County, Oregon, to secure the payment of a note or notes ("the note") to the party of the first part, and later re-recorded to correct scrivener errors in legal description, recorded March 06, 2009, as Document Number 00062011200900032930110113, recorded in Klamath County, Oregon, and later assigned to Mortgage Electronic Registration Systems, Inc. ("MERS"), a Delaware Corporation, its Successors or Assigns, as nominee for Financial Freedom Acquisition LLC, by way of Corporate Assignment of Deed of Trust, recorded October 07, 2009, as Document number 00073725200900131800010017, recorded in Klamath County, Oregon, and later transferred to Mortgage Electronic Registration Systems, Inc. ("MERS"), A Delaware Corporation, Its Successors or Assigns, as Nominee for OneWest Bank, FSB, by way of The MERS system on July 22, 2011, MIN Number: 100854930001905531; and

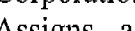
WHEREAS, the party of the first part has agreed, at the request of the party of the second part in said Deed of Trust, to partially release from the lien of said Deed of Trust so much of the land therein as is hereinafter described; and

NOW, THEREFORE, the party of the first part, in consideration of one dollars (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and forever quitclaim unto the party of the second part, its successors or assigns, all right title and interest which they, or either of them, may have in the following described lot or parcel of land lying and being in Klamath County, Oregon, and being more particularly described as follows:

Description of portion of land to be released AWAY from the original encumbered parcel.

(Please see attached Exhibit "A")


TO HAVE AND TO HOLD said land and premises to the party of the second part, its successors or assigns, free and discharged from the lien of said Deed of Trust. This Partial Release of Deed of Trust shall affect only the title to the land herein described, and as to the remainder of the land described in said Deed of Trust, the lien shall remain in full force and effect.

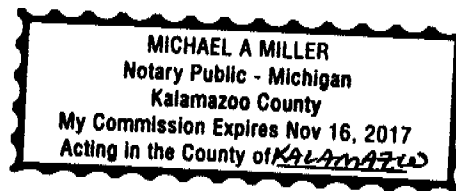
By:  \_\_\_\_\_  
Karen Compton, Assistant Secretary,  
for Mortgage Electronic Registration  
Systems, Inc ("MERS"), A Delaware  
Corporation, Its Successors or  
Assigns, as Nominee for OneWest  
Bank, FSB

Date: 1/12/12

STATE OF MICHIGAN )  
 ) SS.  
COUNTY OF KALAMAZOO )

Witness my hand and official seal.

  
Michael A. Miller  
Notary Public



# EXHIBIT

## A

A tract of land being a portion of Lot 24, Block 5 of First Addition to Altamont Acres, said tract also lying in the Southeast one-quarter of the Southwest one-quarter (SE ¼, SW ¼) of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that parcel of land conveyed to GARY J. & JUDY K. MUELLER by that certain deed recorded April 2, 1985, Recorded in Volume M85, Page 4817, KLAMATH COUNTY OREGON DEED RECORDS, said tract being more particularly described as follows:

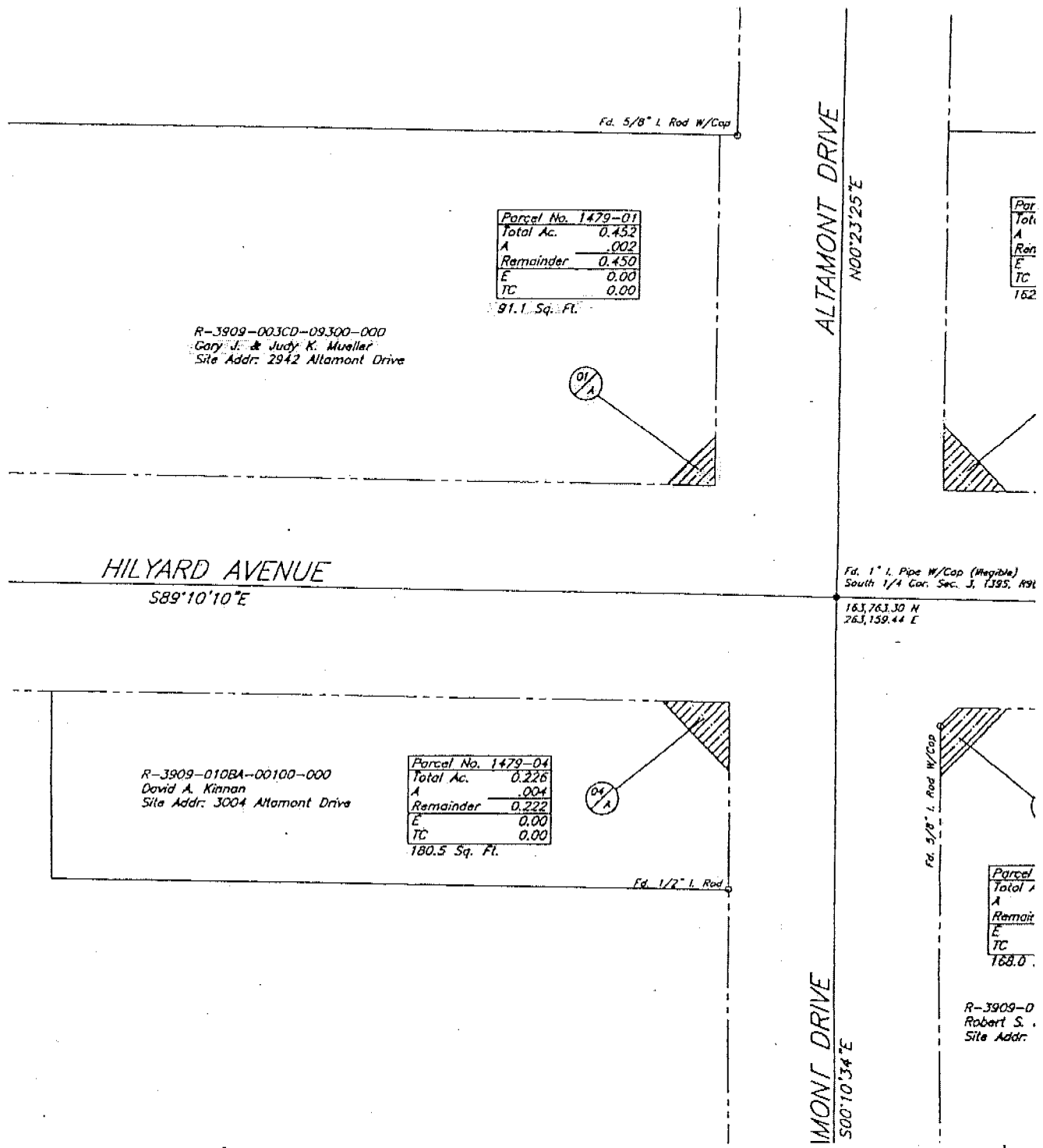
Beginning at the point of intersection of the West right-of-way line of Altamont Drive and the North right-of-way line of Hilyard Avenue, said point being 10.00 feet Northerly and 5.00 feet Westerly, when measured at right angles, from the Southeast corner of Lot 24, Block 5 of First Addition to Altamont Acres; thence Northerly, along said West right-of-way line, 13.50 feet; thence leaving said West right-of-way line Southwesterly to a point on the North right-of-way line of Hilyard Avenue, said point being 13.50 feet Westerly from the point of beginning; thence Easterly, along said North right-of-way line 13.50 feet to the point of beginning, all in Klamath County, Oregon.

The tract of land to which this description applies contains 91 square feet, more or less.

# ACQUISITION MAP

## EXHIBIT A

V 1/4 SEC. 3, SE 1/4 SEC. 3, NW 1/4 SEC. 10, NE 1/4 S



# ACQUISITION MAP

## EXHIBIT A

