

2012-000649

Klamath County, Oregon



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01/25/2012 09:22:02 AM

Fee: \$37.00

Grantor:

Dennis Vader
1881 Harbeck Rd.
Grants Pass, OR 97527

Trustee:

Pacific Trust Deed Servicing Co., Inc.
P.O. Box 697
Grants Pass, OR 97528

Beneficiary:

Rogue River Mortgage, LLC
P.O. Box 706
Grants Pass, OR 97528

PARTIAL DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee, or successor trustee, under that certain trust deed executed and delivered by **Dennis Vader**, Grantor **Rogue River Mortgage, LLC** as beneficiary, recorded **August 8, 2008** as Document No. **2008-011255** Official Records of **Klamath County, Oregon**, having received to reconvey a portion of the real property covered by said trust deed does hereby, for value received, grant, bargain, see 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 the following described portion of the real property covered by said trustee deed, to-wit:

Legal Description:

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as the East 25.00 feet of Lot 3, Block 31 and the West 37.5 feet of Lot 2, Block 31 of the said Grandview Addition, more particularly described as follows:

Beginning at a 5/8" iron rod on the Southerly right of way of High Street from which the Northwest corner of Block 31, of the Grandview Addition; lies Westerly along the Southerly right of way of High Street a distance of 125.00 feet; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod; thence Southerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod; thence Northerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to the point of beginning.

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.

In construing this instrument, whenever the content so required, the masculine gender includes the feminine and the neuter and the singular includes the plural.

IN WITNESS WHEREOF, the undersigned trustee has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of the Board of Directors.

Date: January 19, 2012

PACIFIC TRUST DEED SERVICING
COMPANY, INC., an Oregon Corporation.

State of Oregon)
County of Josephine)

By: Lynn Costantino
Lynn Costantino, President

On January 19, 2012 personally appeared Lynn Costantino, who being duly sworn did say that he is the President of Pacific Trust Deed Servicing Company, Inc. an Oregon corporation by authority of its Board of Directors and he acknowledged said instrument to be its voluntary act and deed.



Before me:

Jill N. Flowers
Notary Public for Oregon
My commission expires: 8/22/2012

Pac T.D. #28061