

2012-007707

Klamath County, Oregon



00121186201200077070020026

THIS SPACE

07/16/2012 09:11:19 AM

Fee: \$42.00



After recording return to Trustee:
First American Title
121 SW Morrison Street, Suite 300
Portland, OR 97204

File No.: 6500453c (kjc)
Date: July 10, 2012

DEED OF RECONVEYANCE

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 6, 2006, executed and delivered by **Linda Bovard and Floyd Colvin**, as Grantor, and **Department of Human Services** as Beneficiary, and recorded **September 19, 2006** as Instrument no. **2006-018805**, in the Mortgage Records of **Klamath** County, Oregon, conveying real property situated in said county described as follows:

The trust deed was recorded in Klamath County in error. The property is located in Lane County, Oregon

In the Mortgage Records of **Lane** County, **Oregon**, conveying real property situated in said county described as follows:

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

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 10TH AVENUE WEST WITH THE EAST LINE OF TAYLOR STREET, AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF 10TH AVENUE 80.0 FEET; THENCE SOUTH 105.03 FEET, MORE OR LESS, TO THE SOUTH LINE OF LOT 11, BLOCK 2, CHAMBERS ADDITION TO EUGENE, AS PLATTED AND RECORDED IN BOOK 3, PAGE 41, LANE COUNTY OREGON PLAT RECORDS; THENCE WEST 80 FEET, AND THENCE NORTH 105.03 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

NOTE: This legal description was created prior to January 1, 2008.

Tax Parcel Number: 0477172

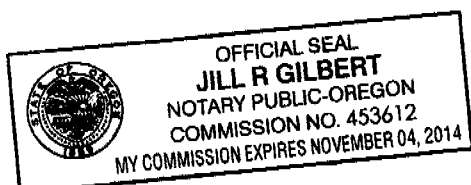
Having received from the beneficiary under said Trust Deed a written request to reconvey, reciting that the obligation secured by said Trust Deed has been fully paid and performed, hereby does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to said described premises by virtue of said Trust Deed.

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

By: April Cuie

STATE OF OREGON)
County of Multnomah) ss.

This instrument was acknowledged before me on this dated this 10th day of July, 2012 by April Cuie as Post Closing Coordinator of Title Insurance Company of Oregon, a corporation, on behalf of the corporation.



Jill R. Gilbert
Jill R. Gilbert -- No. 453612
Notary Public for Oregon
My commission expires: 11-04-2014

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



TRUST DEED

2006-018805

Klamath County, Oregon

Linda Bovard and Floyd Colvin
29611 Simmons Road
Eugene OR 97405

Grantor's Name and Address

State of Oregon, DHS, OPAR, EAU
PO Box 14021
Salem Oregon 97309

Beneficiary's Name and Address

After recording, return to (Name, Address, Zip):

Estate Administration Unit
PO Box 14021
Salem, Oregon 97309



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09/19/2006 01:42:08 PM

Fee: \$31.00

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THIS TRUST DEED, made on 09/06/2006, between
Linda Bovard and Floyd Colvin
_____, as Grantor,
First American Title Company
_____, as Trustee, and
the state of Oregon, Department of Human Services, Office of Payment Accuracy and
Recovery, Estate Administration Unit
_____, as Beneficiary,

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee, in trust, with power of sale, the property in
Lane _____ County, Oregon, described as:

EXHIBIT A

Beginning at the intersection of the South line of 10th Avenue West with the East line of Taylor Street; and running thence East along the South line of 10th Avenue 80.0 feet; thence South 105.03 feet, more or less, to the South line of Lot 11, Block 2, CHAMBERS ADDITION to Eugene, as platted and recorded in Book 3, Page 41, Lane County Oregon Plat Records, thence West 80 feet; and thence North 105.03 feet to the place of beginning in Lane County, Oregon.

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in any way now or hereafter appertaining, and the rents, issues and profits thereof, and all fixtures now or hereafter attached to or used in connection with the property.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of \$69,266.67
sixty nine thousand two hundred sixty six thousand and 67/100s

Dollars, with interest thereon according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and interest, if not sooner paid, to be due and payable on September 15, 2011 or sale of property.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of the note becomes due and payable. Should the grantor either agree to, attempt to, or actually sell, convey, or assign all (or any part) of the property, or all (or any part) of grantor's interest in it without first obtaining the written consent or approval of the beneficiary, then, at the beneficiary's option*, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, or herein, shall become immediately due and payable. The execution by grantor of an earnest money agreement** does not constitute a sale, conveyance or assignment.

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain the property in good condition and repair; not to remove or demolish any building or improvement thereon; and not to commit or permit any waste of the property.

2. To complete or restore promptly and in good and habitable condition any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefor.

3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property; if the beneficiary so requests, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require, and to pay for filing the same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.

4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the property against loss or damage by fire and other hazards, as the beneficiary may from time to time require, in an amount not less than full insurable value, written by one or more companies acceptable to the beneficiary, with loss payable to the latter. All policies of insurance shall be delivered to the beneficiary as soon as issued. If the grantor shall fail for any reason to procure any such insurance and to deliver the policies to the beneficiary at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on the buildings, the beneficiary may procure the same at grantor's expense. The amount collected under any fire or other insurance policy may be applied by beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected, or any part thereof, may be released to grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

5. To keep the property free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against the property before any part of such taxes, assessments and other charges becomes past due or delinquent and promptly deliver receipts therefor to beneficiary. Should the grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such payment, beneficiary may, at its option, make payment thereof, and the amount so paid, with interest at the rate set forth in the note secured hereby, together with the obligations described in paragraphs 5 and 7 of this trust deed, shall be added to and become a part of the debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof. For such payments, with interest as aforesaid, the property hereinbefore described, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligation herein described. All such payments shall be immediately due and payable without notice, and the nonpayment thereof shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable and shall constitute a breach of this trust deed.

6. To pay all costs, fees and expenses of this trust, including the cost of title search, as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation, and trustee and attorney fees actually incurred.

7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee; and in any suit, action or proceeding in which the beneficiary or trustee may appear, including any suit for the foreclosure of this deed or any suit or action related to this instrument, including but not limited to its validity and/or enforceability, to pay all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney fees. The amount of attorney fees mentioned in this paragraph in all cases shall be fixed by the trial court, and in the event of an appeal from any judgment or decree of the trial court, grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney fees on such appeal.

It is mutually agreed that:

8. In the event that any portion or all of the property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for such taking which are in excess of the amount required to pay all reasonable costs, expenses and attorney fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any reasonable costs and expenses and attorney fees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby. Grantor agrees, at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation promptly upon beneficiary's request.

NOTE: The Trust Deed Act provides that the trustee hereunder must be either an attorney who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 898.505 to 898.585.

*WARNING: 12 USC 1701j-3 regulates and may prohibit exercise of this option.

**The publisher suggests that such an agreement address the issue of obtaining beneficiary's consent in complete detail.