

2013-001449

Klamath County, Oregon

When Recorded Return To:
CT LIEN SOLUTIONS
PO BOX 29071
GLENDALE, CA 91209-9071
Phone #: 800-331-3282
12/31/2012

Prepared By:
CT LIEN SOLUTIONS
WENDY IRWIN
PO BOX 29071
GLENDALE, CA 91209-9071

2 of 2



00131070201300014490020028

02/08/2013 10:24:02 AM

Fee: \$42.00

DEED OF RECONVEYANCE

This Deed of Release is executed and recorded pursuant to the provisions of Oregon Revised Statutes § 86.720.



First American Title Insurance Company as Trustee, under the Deed of Trust dated 06/10/2008, made and executed by BAILEY-TROTMAN FARMS, AN OREGON GENERAL PARTNERSHIP, as Grantor, and recorded in Instrument No: 2008-009448 on 06/27/2008, of the Official Records in the Office of the Recorder of Klamath County, Oregon, having received from PREMIER WEST BANK, Beneficiary, under said Deed of Trust a written request to reconvey, reciting that all sums secured by said Deed of Trust have been fully paid, satisfied, or otherwise discharged in the amount of Loan Amount: \$900,000.00 on 12/31/2012 and said Deed of Trust and the note(s) secured thereby having been surrendered to the Trustee (or Trustor) for cancellation, does hereby reconvey, without warranty, to the person or persons legally entitled thereto, all right, title and interest acquired and now held by said Trustee under said Deed of Trust.


PIN: 4111-01400-00601-000, 4112-01600-02300-000; 4112-016CD-00400-000

Description/Additional information: See attached.

Trustee Address: 181 East 5600 South, Liberty Hall Bldg, #330, Murray, UT, 84107

Dated this 31st of 01/10/2013

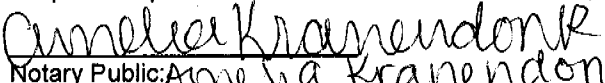
Trustee: First American Title Insurance Company


By: Paul Richards

State of: Utah

County of: Salt Lake

On 1/31/13, before me, the undersigned, a notary public in and for said state, personally appeared Paul Richards, as Authorized Agents of First American Title Insurance Company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public: Amelia Kranendonk

My Commission Expires: 3/26/16

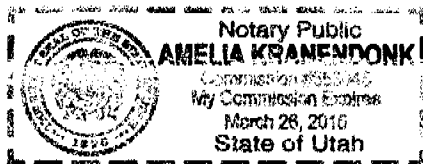


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

All of Farm Unit "H", according the Farm Unit Plat, or Lot 13, the S1/2, the S1/2 of the N1/2, and the S1/2 of the N1/2 of the N1/2 of Lot 12 of Section 14 in Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO an easement to Klamath County, being Stateline Road, per Klamath County Commissioner's Journal 7, page 247.

SUBJECT TO an easement to Klamath County, being Adams Point Road, per Klamath County Commissioner's Journal 7, page 52.

PARCEL 2:

That portion of the S1/2 SW1/4 of Section 16, Township 41 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon, as described as follows:

Beginning at the intersection of the Northeasterly line of the Great Northern Railroad right of way, 300 feet wide, as described in deed recorded in Volume 96, page 109, of Deed Records of Klamath County, Oregon, with the Northwesterly line of the Depot Road, 80 feet wide, as described in Deed recorded in Volume 96, page 173, of Deed Records of said County; thence North 71° 45' East along said Depot Road a distance of 263.29 feet to the True Point of Beginning of this description; thence North 165.23 feet; thence West 549.60 feet to the Northeasterly line of said Railroad right of way; thence following the boundary line of said Railroad right of way to its intersection with the North line of the S1/2 of the SW1/4 of Section 16; thence East along the North line to the Northeast corner of the SE1/4 of the SW1/4; thence South along the East line of said SE1/4 of the SW1/4 277.90 feet, more or less, to its intersection with the Northwesterly line of the Depot Road; thence Southwesterly along the Northwesterly line of the Depot Road to the true point of beginning.

EXCEPTING therefrom an additional portion conveyed to the Great Northern Railway by deed recorded in Volume 105 of Deeds, page 209, Records of Klamath County, Oregon.

PARCEL 3:

That portion of the SE1/4 SW1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the Northeast line of the Great Northern Railroad right of way, 300 feet wide, as described in Deed Volume 96, page 109, records of said County, with the Northerly line of Depot Road, 80 feet wide, as described in Deed recorded in Volume 96, page 173 of Deed Records of County; thence North 71° 45' East along said Depot Road 263.29 feet; thence North 165.23 feet; thence West 549.60 feet to the Northeast line of said railroad right of way, said line being a curve concave Southwesterly having a radius of 3064.93 feet; thence Southeasterly along said curve, 388.96 feet to the point of beginning.