

2013-001866

Klamath County, Oregon



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02/20/2013 09:46:49 AM

Fee: \$47.00



300 Klamath Ave.  
Klamath Falls, OR 97601

**PARTIAL RECONVEYANCE WITHOUT WAIVER OF DEBT**

MT93282-LW

**KNOW ALL MEN BY THESE PRESENTS**, that the undersigned  
Trustee or Successor Trustee under that certain Trust Deed and Assignment of Rents

*Dated: May 28, 1997*

*Executed and delivered by: Ernst Brothers LLC*

*Recorded: June 4, 1997 in Volume M97, Page 17107, Microfilm Records of Klamath  
County, Oregon, and in Volume M97, page 17114, Microfilm Records of Klamath  
County, Oregon*

Having received from the Beneficiary under said Trust Deed or Beneficiary's Successor in interest a written request to **reconvey without waiver of debt** a portion of real property covered by said Trust Deed and Assignment of Rents, does hereby for value received, grant, bargain, sell and convey, but without covenant or warranty, expressed 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 real property covered by said Trust Deed and Assignment of Rents, to wit:

**See Exhibit "A", attached hereto and made a part hereof.**

The remaining property described in said Trust Deed and Assignment of Rents shall continue to be held by the said Trustee under the terms of said Trust Deed and Assignment of Rents. This partial Reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said Trust Deed and Assignment of Rents. In construing this instrument and whenever the context so requires, the singular includes the plural.

**Notwithstanding anything contained herein to the contrary, this instrument does not constitute a release, novation or extinguishment of the debt secured by the Deed of Trust and Assignment of Rents, and except for the release as more particularly set forth herein, the terms and provisions of the promissory note shall remain binding and in full force and effect without modification.**

IN WITNESS WHEREOF, the undersigned Trustee has executed this document; if the undersigned is a corporation, it has caused its name to be signed by an officer or another person duly organized to do so by order of its Board of Directors.

Dated: Feb 14, 2013

By:

AMERITITLE  
Jean Phillips, Vice President

STATE OF Oregon )  
COUNTY OF Klamath )

On this 14th day of February, 2013, personally appeared Jean Phillips who, being duly sworn, did say that she is the Vice-President of AmeriTitle, that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and she acknowledged said instrument to be its voluntary act and deed.

Barnaby Sorenson

Notary Public-State of Oregon

My commission expires: 8/16/16

After recording return to:  
South Valley Bank & Trust (Cyndy Jensen)  
801 Main St.  
Klamath Falls, OR 97601

47 AMT

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in the E1/2 of the E1/2 of Section 19, Township 24 South, Range 9 East of the Willamette Meridian in Tract 1318-Gilchrist Townsite in Klamath County, Oregon and more particularly described as follows:

Beginning at a 5/8 inch iron rod marking the Southeast corner of Lot 4 TRACT 1318 - GILCHRIST TOWNSITE as shown on the original plat thereof, thence North 75° 15' 28" West, 169.29 feet to a 5/8 inch iron rod; thence North 14° 49' 53" East, 84.00 feet to a 5/8 inch iron rod marking the adjusted Northwest Lot Corner of Lot 4, of said Tract 1318 - Gilchrist Townsite, from which a 5/8 inch iron rod marking the original Northwest corner of Lot 4, Tract 1318 - Gilchrist Townsite as shown on the original plat thereof bears South 14° 49' 53" West, 20.00 feet; thence South 75° 15' 28" East, 170.34 feet to a 5/8 inch iron rod marking the Westerly right-of-way of Manzanita Street from which a 5/8 inch iron rod marking the original Northeast corner of Lot 4, Tract 1318 - Gilchrist Townsite as shown on the original plat thereof bears South 15° 32' 50" West, 20.00 feet; thence South 15° 32' 50" West, 84.01 feet along the said Westerly right-of-way of Manzanita Street to the point of beginning.