



300 Klamath Ave.  
Klamath Falls, OR 97601

2013-003907

Klamath County, Oregon

04/12/2013 02:57:37 PM

Fee: \$42.00

***PARTIAL RECONVEYANCE***

MT #77113-LW

***KNOW ALL MEN BY THESE PRESENTS***, that the undersigned  
Trustee or Successor Trustee under that certain Trust Deed  
*Dated: June 15, 2006      Recorded: July 5, 2006*  
*Executed and delivered by: Jamie A. Badker and Ryan D. Badker*  
*Recorded as Document #M06-13589, 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 a portion of real property covered by said Trust  
Deed, Agreement and Assignment, 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, Agreement and  
Assignment, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF**

The remaining property described in said Trust Deed shall continue to be held by the said  
Trustee under the terms of said Trust 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 and whenever the context so requires, the  
singular includes the plural.

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: April 12, 2013

AMERITITLE

By:

Jean Phillips, Vice-President

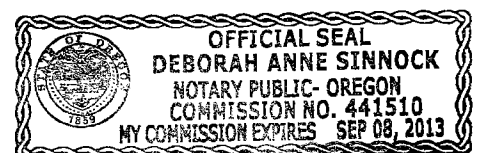
STATE OF Oregon )  
 ) ss.  
COUNTY OF Klamath )

On this 12th day of April, 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.

Deborah Anne Sinnock  
Notary Public-State of Oregon  
My commission expires: 9-8-13

After recording return to: attn Michael Samuels  
JP Morgan Chase Bank NA  
201 N. Central Avenue  
31st Floor  
Phoenix, Az 85004

42 AMT



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM...

A tract of land being a portion of Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the NW1/4 NW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the corner common to Lot 22, Block 4 and said Lot 21, said point being on the right of way line of Pinnacle Place; thence South 19° 33' 10" West 102.23 feet to a point on the South line of said Lot 21; thence South 89° 47' 55" West 16.00 feet to the corner common to Lots 13 and 14, Block 4, and said Lots 21 and 22; thence North 27° 31' 00 East 108.68 feet to the point of beginning, with bearings based on the plat of "Tract 1299 - Second Addition to Ferndale", on file at the office of the Klamath County Surveyor.