

2013-006112

Klamath County, Oregon



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05/31/2013 09:15:30 AM

Fee: \$52.00



300 Klamath Ave.
Klamath Falls, OR 97601

PARTIAL RECONVEYANCE

MT #96970-KR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned
Trustee or Successor Trustee under that certain Trust Deed

Dated: April 30, 2012 Recorded: May 11, 2012

Executed and delivered by: W.C. Ranch, Inc.

*Recorded as Document #2012-004935, 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" LEGAL DESCRIPTION
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: May 31, 2013

By:

AMERITITLE

Jean Phillips, Vice-President

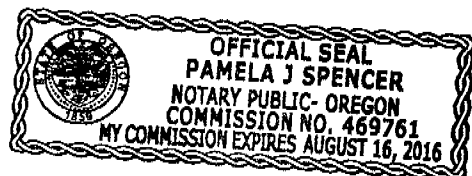
STATE OF Oregon)
) ss.
COUNTY OF Klamath)

On this 31st day of May, 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.

Pamela J Spencer

Notary Public-State of Oregon

My commission expires: 8/16/16



After recording return to:
John Dey
17356 Hill Rd.
Klamath Falls, OR 97603

52AMT

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the following described property lying Southwesterly of the Burlington Northern Railroad right of way.

PARCEL 1:

The following described property in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 21: Government Lot 4

Section 27: Government Lots 5, 6, 7, 8 and 9; N1/2 NW1/4; SE1/4 NW1/4;

SAVING AND EXCEPTING THEREFROM a parcel of land situated in the SE1/4 SE1/4, in Lot 5, and in Lot 6 all being in Section 27, Township 40 South, Range 10 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point where the South line of said Section 27 intersects the Westerly right of way line of the Burlington Northern Railroad, from which the Southeast corner of said Section 27 bears South 89° 38' 24" East, 1097.43 feet; thence North 28° 45' 24" West, along said right of way line, 1029.75 feet; thence South 61° 14' 36" West 50.00 feet; thence North 28° 45' 24" West, 655.60 feet; thence along the arc of a 5629.65 foot radius curve to the left (delta equals 01° 10' 05"), 114.77 feet to the South line of a drainage easement; thence South 57° 42' West along the South line of said drainage easement, 275.64 feet, more or less, to a point on the mean high water line of the left bank of Lost River; thence Southeast along said mean high water line to a point on the South line of said Section 27; thence South 89° 38' 24" East, along said South line 751.73 feet, more or less, to the point of beginning.

Section 28: Government Lot 4

EXCEPTING FROM the above-described lands, Right of Way for Great Northern Railroad as set out in Transcript of Decree dated June 6, 1931, recorded November 2, 1931 in Volume 96, Page 246 Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying within public roads and highways.

PARCEL 2:

Lot 5, Section 21 in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT the USBR "G" Canal.

PARCEL 3:

An easement for ingress and egress recorded December 8, 2008 in 2008-016180, Records of Klamath County, Oregon and re-recorded December 10, 2008 in 2008-016363, records of Klamath County, Oregon. Being more particularly described as follows:

A strip of land 60.00 feet in width situated in the SE1/4 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30.00 feet on each side of the following described centerline:

Beginning at a point on the northeasterly right of way line of the Burlington Northern Santa Fe Railroad, from which the northeast corner of said Section 21 bears North 24°06'06" East 3809.86 feet; thence 99.21 feet along the arc of a curve to the left having a radius of 413.45 feet, the long chord of which bears North 27°31'28" East 98.97 feet; thence North 20°39'00" East 415.98 feet; thence North 22°23'25" East 115.15 feet, more or less, to the southwesterly line of Hill road; the sidelines of said strip to be extended or shortened to be continuous and to terminate on the beginning and ending lines.

PARCEL 4:

An easement for ingress and egress recorded December 8, 2008 in 2008-016182, Records of Klamath County, Oregon and re-recorded December 10, 2008 in 2008-016364, records of Klamath County, Oregon. Being more particularly described as follows:

A strip of land 60.00 feet in width situated in the SE1/4 of Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30.00 feet on each side of the following described centerline:

Beginning at a point on the southwesterly right of way line of the Burlington Northern Santa Fe Railroad, from which the northeast corner of said section 21 bears North 46°59'01" East 100.00 feet and North 24°09'06" East 3809.86 feet; thence South 46°59'01" West 30.00 feet; thence parallel to and 30.00 feet from said southwesterly right of way line South 43°00'59" East 500 feet, more or less, to the northeasterly extension of the centerline of an existing bridge across the USBR "G" Canal; thence in a southwesterly direction along said bridge centerline and the northeasterly and southwesterly extensions thereof 98 feet, more or less, to the north line of Government Lot 4 and Government Lot 5; the sidelines of said strip to be extended or shortened to be continuous and to terminate on the beginning and ending lines.

PARCEL 5:

An easement for limited Alternative Access recorded May 5, 2013 in 2013-005056, records of Klamath County, Oregon. Being more particularly described as follows:

A non-exclusive Easement on and over Grantor's existing road from a point on the southwesterly right of way line of Hill Road located approximately 2335 feet east and 60 feet north of the southwest corner of Section 22, Township 40 South, Range 10 East of the Willamette Meridian, thence southwesterly across the bridge on the G-Canal right of way at G-Canal Station 368+45, thence northwesterly approximately 800 feet to the point where the road make a 90° turn to the southwest, thence southwesterly approximately 1070 feet to the northeasterly right of way line of the Burlington Northern-Santa Fe Railroad, thence southwesterly along the Railroad right of way approximately 1040 feet to the existing permitted Railroad crossing.

PARCEL 6:

An easement for water supply recorded May 5, 2013 in 2013-005057, records of Klamath County, Oregon. Being more particularly described as follows:

A portion of land situated in Government Lot 4, Section 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point from which the northeast corner of said Section 21 bears North 13° 14' 54" East 4222.5 feet, said point being the intersection of the northeasterly right of way line of the Burlington Northern – Santa Fe Railroad (B.N.S.F. Railroad) and the south right of way line of the U.S.B.R. "G" Canal, in said Government Lot 4; thence South 43° 00' 59" East 532 feet, more or less along said northeasterly right of way line of B.N.S.F. Railroad to the centerline of an existing railroad undercrossing; thence continuing along said northeasterly right of way line South 43° 00' 59" East 20.0 feet; thence North 46° 59' 01" East 20.0 feet; thence North 46° 59' 01" East 20.0 feet; thence North 43° 00' 59" West 396 feet, more or less; thence North 14° 08' 21" East perpendicular to the south right of way line of the "G" canal and 30.0 feet distant from an existing pump sump, 68 feet, more or less to a point on the south right of way line of the U.S.B.R. "G" canal; thence northwesterly along said south right of way line to the point of beginning.