

2013-007545

Klamath County, Oregon



00138623201300075450020024

07/02/2013 11:14:22 AM

Fee: \$42.00

When Recorded Return To:

CT LIEN SOLUTIONS

PO BOX 29071

GLENDAL, CA 91209-9071

Phone #: 800-331-3282

Prepared By:

BANK OF AMERICA CB OPS F

BERTHA FOSTER

70 BATTERSON PARK RD CT2-515-BB-11

FARMINGTON, CT 06032

2 of 2

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 **08/16/2004**, made and executed by **KLAMATH HOSPICE, INC.**, as Grantor, and recorded in **Book: M04 Page: 54472** on **08/18/2004**, of the Official Records in the Office of the Recorder of **Klamath County**, Oregon, having received from **BANK OF AMERICA, N.A.**, 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: \$316,000.00** on 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.

Property Address: **4745 South Sixth Street, Klamath, OR, 97601**

PIN: **3909-002BD-03900-000**

Description/Additional information: **See Exhibit A**

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

Dated this **06/27**/2013

Trustee: **First American Title Insurance Company**

By: 

State of: Utah

County of: Salt Lake

On 6/27/13, before me, the undersigned, a notary public in and for said state, personally appeared Lori Whitehead, 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.

Amelia Kransendonk
Notary Public:

My Commission Expires: 6/26/16



54481

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A portion of the SE1/4 NW1/4 of Section 2 Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-inch axle marking the Southwesterly corner of Lot 82 of Pleasant Home Tracts, a duly recorded Subdivision; thence North 89° 24' 30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00° 35' 00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88° 59' 04" East along said Northerly right of way line 102.50 feet to a P-K Nail; thence North 00° 35' 00" West a distance 115.88 feet to the true point of beginning of this description; thence continuing North 00° 35' 00" West 153.05 feet to a P-K Nail; thence North 45° 25' 00" East 27.79 feet to a P-K Nail; thence South 88° 35' 00" East 122.52 feet to a P-K Nail on the Easterly line of that parcel of land as described in Deed Volume M72, page 760, Microfilm Records of Klamath County, Oregon; thence South 00° 35' 00" East along said Easterly line a distance of 167.00 feet; thence South 88° 59' 04" West a distance of 142.50 feet to the true point of beginning. Bearings based on Survey No. 1480 as recorded in the office of the Klamath County Surveyor.

SAVING AND EXCEPTING the following described parcel of real property:

A portion of the SE1/4 NW1/4, of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one inch axle marking the Southwesterly corner of Lot 82, Pleasant Home Tracts, a duly recorded subdivision; thence North 89° 24' 30" East along the Southerly boundary of said Lot 82 and said Pleasant Home Tracts a distance of 660.20 feet to a 3/4 inch iron pipe; thence South 00° 35' 00" East a distance of 1301.82 feet to the Northerly right of way line of South Sixth Street (State Highway No. 140); thence North 88° 59' 04" East along said Northerly right of way line 102.50 feet to a P-K Nail; thence North 00° 35' 00" West a distance of 115.88 feet to the true point of beginning of this description, as marked by a 1/2 inch iron pin; thence North 88° 59' 04" East 142.50 feet to a 1/2 iron pin on the Easterly line of that parcel of land as described in Deed Volume M72, page 760, Microfilm Records of Klamath County, Oregon; thence along said Easterly line North 00° 35' 00" West 38.55 feet to a 5/8 inch iron pin; thence South 89° 25' 00" West 142.52 feet to a 5/8 inch iron pin; thence South 00° 35' 00" East 39.47 feet to the true point of beginning, with bearings based on Survey No. 1480, as recorded in the office of the County Surveyor.

3909-002BD-03900-000