

2013-013110

Klamath County, Oregon

11/26/2013 08:56:42 AM

Fee: \$47.00

AFTER RECORDING, PLEASE RETURN TO:

Wells Fargo Bank, National Association  
Winston-Salem Loan Center  
Attn: Wanda Anderson  
MAC: D4000-030  
1 W 4<sup>th</sup> St  
Winston-Salem, NC 27101  
Loan No. 476532

1ST AM  
NCS-631804

## FULL RECONVEYANCE

The indebtedness secured by that certain Line of Credit Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing ("Deed of Trust"), made as of October 31, 2006, between The Peninsula Group LLC ("Trustor"), First American Title Company ("Trustee"), and Wells Fargo Bank, National Association ("Beneficiary"), recorded on October 31, 2006, at Instrument Number 2006-021803, in the official records of Klamath County, Oregon, has been paid in full. As a result, a reconveyance of the property described in said Deed of Trust is in order.

NOW, THEREFORE, First American Title Company, Trustee, does hereby quitclaim and reconvey unto the person or persons legally entitled thereto, without any warranty, all of the right, title and interest granted to the Trustee by said Deed of Trust.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 21 day of Nov, 2013.

First American Title Company, Trustee

By: Rebecca Gammon  
Name: Rebecca Gammon  
Title: AVP

Forsyth County, North Carolina CL

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document in the capacity so indicated: Rebecca Gammon, AVP

Date: November 21, 2013

LILA R. DUNN  
NOTARY PUBLIC  
Davidson County, North Carolina  
My Commission Expires January 31, 2017

Lila R. Dunn  
Lila R. Dunn, Notary Public  
My commission expires: 01-31-2017

## **EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

### **PARCEL 1:**

BEGINNING AT AN IRON PIN ON THE NORTH LINE OF BYRD AVENUE OF CHELSEA ADDITION, A SUBDIVISION OF KLAMATH COUNTY, STATE OF OREGON, WHICH IRON PIN IS AT A POINT SOUTH 0°06' WEST ALONG THE EAST SECTION LINE OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, A DISTANCE OF 688.5 FEET AND NORTH 89°49' WEST ALONG THE NORTH LINE OF BYRD AVENUE A DISTANCE OF 444.4 FEET FROM THE IRON AXLE (WITH BALL RACE) WHICH MARKS THE NORTHEAST CORNER OF SAID SECTION 19; THENCE RUNNING NORTH 89°49' WEST ALONG THE NORTH LINE OF BYRD AVENUE A DISTANCE OF 77.2 FEET TO AN IRON PIN WHICH LIES ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 97, 95 FEET AT RIGHT ANGLES FROM THE NORTHEASTERLY LEG OF SAME; THENCE NORTH 38°52' WEST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 97 (NOTE: THE STATE HIGHWAY BEARING OF THIS LINE SHOWS NORTH 89°07' 1/2' WEST) A DISTANCE OF 130.55 FEET TO A POINT; THENCE NORTH 51°08' EAST AT RIGHT ANGLES A DISTANCE OF 192.77 FEET TO AN IRON PIN; THENCE SOUTH 38°52' EAST 15 FEET TO AN IRON PIN; THENCE SOUTH 0°06' WEST PARALLEL TO THE SECTION LINE A DISTANCE OF 211.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN THE NE 1/4 NE 1/4 OF SECTION 19.

### **PARCEL 2:**

A PARCEL OF LAND LYING THE NE 1/4 OF NE 1/4 OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF BYRD ST. OF CHELSEA ADDITION TO THE CITY OF KLAMATH FALLS; SAID POINT BEING 688.5 FEET SOUTH AND 234.3 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89°49' WEST ALONG THE NORTH LINE OF SAID BYRD ST. A DISTANCE OF 208.71 FEET; THENCE NORTH 0°11' EAST A DISTANCE OF 208.71 FEET; THENCE SOUTH 89°49' EAST A DISTANCE OF 208.71 FEET; THENCE SOUTH 0°11' WEST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

### **PARCEL 3:**

THAT PORTION OF BLOCK 2 OF CHELSEA ADDITION TO KLAMATH FALLS, KLAMATH COUNTY, OREGON, LYING EASTERLY OF THE EAST RIGHT OF WAY LINE OF HIGHWAY 97, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON. TOGETHER WITH THOSE PORTIONS OF CHELSEA STREET, BYRD AVENUE AND QUARRY STREET ADJACENT TO BLOCK TWO AS DESCRIBED IN VACATION RECORDED MARCH 17, 1993 IN VOLUME M93, PAGE 5572, RECORDS OF KLAMATH COUNTY, OREGON.

**A PARCEL OF LAND LYING IN THE NE 1/4 NE 1/4 OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND BEING A PORTION OF BYRD AVENUE AND CHELSEA STREET VACATED BY THE CITY OF KLAMATH FALLS ORDINANCE NO. 93-6, RECORDED MARCH 17, 1993 IN BOOK M93 PAGE 5572 OF KLAMATH COUNTY RECORD OF DEEDS: THE SAID PARCEL BEING THAT PORTION OF VACATED BYRD AVENUE AND CHELSEA STREET INURING TO SAID BLOCK 3, CHELSEA ADDITION, KLAMATH COUNTY, OREGON, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF VACATED CHELSEA STREET AND THE NORTHEASTERLY LINE EXTENDED OF THAT PROPERTY DESIGNATED AS PARCEL 2 AND DESCRIBED IN THAT WARRANTY DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED MARCH 27, 1950 IN BOOK 237 PAGE 545 OF KLAMATH COUNTY RECORD OF DEEDS: THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE SOUTHEASTERLY CORNER OF THAT PROPERTY DESIGNATED AS PARCEL 1 AND DESCRIBED IN SAID STATE OF OREGON DEED.**

**PARCEL 4:**

**A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:**

**THE WESTERLY 30 FEET OF THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19 AND 20, SAID TOWNSHIP AND RANGE; THENCE S. 0°06' W. ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 388.5 FEET TO A POINT; THENCE N 89°49' W. A DISTANCE OF 174.2 FEET TO A POINT; THENCE S. 0°06' W. A DISTANCE OF 89 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S. 0°06' W. A DISTANCE OF 211 FEET TO A POINT ON THE NORTH LINE OF BYRD AVENUE; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 60 FEET TO A POINT; THENCE N. 0°06' E. A DISTANCE OF 211 FEET TO A POINT; THENCE S. 89°49' E. 60 FEET TO THE POINT OF BEGINNING.**

**TAX PARCEL NUMBER: P813962 AND R432204 AND R432197 AND R432231 AND R873410**