

2014-002608

Klamath County, Oregon

03/26/2014 08:52:59 AM

Fee: \$47.00

Recording Requested By:

Fidelity National Title Company
C/O Oregon Tracking and Recon
200 Hawthorne Ave SE, Ste A-120
Salem, Oregon 97301

After recording return to:

JOHN AND JANI MCPHERSON
C/O NEAL G. BUCHANAN, ESQ.
435 OAK AVENUE
KLAMATH FALLS OR 97603

Recon No: 2014000816

Ref. No. FILE # 12-34

Order No:

Fidelity National Title Company
PARTIAL RECONVEYANCE

The undersigned on behalf and by authority of the the Trustee under that certain Deed of Trust described as follows:

Dated:	January 10, 2012	Recorded:	February 29, 2012
Instrument No.	2012-002156		
Volume		Page	
County:	Klamath	State:	Oregon
Grantor:	WAYNE E. SCOTT, A MARRIED PERSON		
Beneficiary:	WELLS FARGO BANK, N.A.		

having received from the beneficiary under said Deed of Trust a written request to reconvey, does hereby reconvey, without warranty, to the person(s) entitled thereto all of the right, title and interest now held by said Trustee in and to the property described in the Deed of Trust:

SEE ATTACHED LEGAL DESCRIPTION

The remaining property described in Deed of Trust shall continue to be held by said Trustee under the terms of said deed. This partial reconveyance is made without affecting the personal liability of any person for payment of the debt secured by said Deed of Trust.

Dated: March 24, 2014

Fidelity National Title Company
(Trustee)

STATE OF OR)
COUNTY OF Marion) ss.

By:

Marann Berry

Authorized Representative

On this day 3/24/2014, before me, the undersigned, a Notary Public in and for the State of OR, duly commissioned and sworn, personally appeared Marann Berry to me known to be the Authorized Representative respectively, of Fidelity National Title Company the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

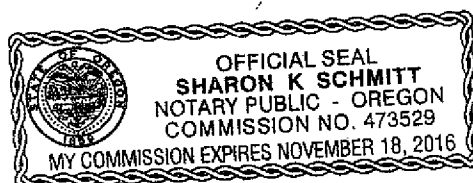
Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of OR, residing at Salem, OR

Sharon K. Schmitt

Sharon K. Schmitt

Commission Expires 11/18/2016



TRU SURVEYING, INC. LINE

2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691



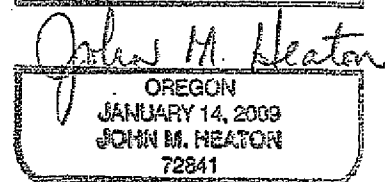
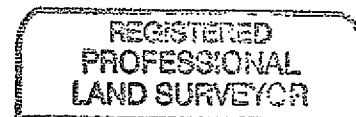
JULY, 2013

LEGAL DESCRIPTION OF ADVERSE POSSESSION PROPERTY

A TRACT OF LAND SITUATED IN THE NE1/4 OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A FENCE LINE AND THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME 2007, PAGE 013035 OF THE KLAMATH COUNTY DEED RECORDS, FROM WHICH THE SOUTHWEST CORNER OF SAID DEED VOLUME BEARS S00°28'10"W, 33.27 FEET AND THE C-E 1/16 CORNER OF SAID SECTION 9 BEARS S87°49'55"E 780.35 FEET; THENCE, N89°42'19"E, GENERALLY ALONG THE EXISTING FENCE LINE AND ITS EXTENTION, 780.07 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF THE SAID NE1/4; THENCE, S00°27'33"W ALONG THE SAID NORTH-SOUTH CENTERLINE, 33.53 FEET TO THE SAID C-E 1/16 CORNER; THENCE, S89°43'30"W, ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 9, 780.07 FEET, TO A POINT THAT LIES S00°28'10"W, 33.27 FEET FROM THE POINT OF BEGINNING; THENCE, N00°28'10"E, 33.27 FEET TO THE POINT OF BEGINNING, CONTAINING 0.60 ACRES, MORE OR LESS WITH BEARINGS BASED ON RECORD OF SURVEY 7323 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.


JOHN M. HEATON P.L.S. 72841



RENEWAL DATE: 6/30/2015

