

2015-002616

Klamath County, Oregon

03/25/2015 09:42:57 AM

Fee: \$52.00

PREPARED BY: Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Oregon State Bar Number: 861803.

WHEN RECORDED MAIL TO:

ServiceLink, A Black Knight Financial Services Company
500 Eldorado Blvd Suite 2300
Broomfield, CO 80021

OREGON

COUNTY OF Klamath

LOAN NO. 7600040283

PARCEL NO. R-3910-006CB-03900-000

LEGAL DESCRIPTION: Lots 26 and 27 of SKYLINE VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

DEED OF RECONVEYANCE

The UNDERSIGNED, Vic J. Devlaeminck Esq., Attorney At Law, as Trustee under that certain Deed of Trust described below, conveying real property situated in said county and more fully described below, having received from the beneficiary under said deed of trust a written request to reconvey, reciting that the obligation secured by said Deed of Trust *has been paid and performed pursuant to a settlement agreement*, does hereby grant, bargain, and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to said described premises by virtue of said Deed of Trust.

Original Trustor: **Richard T. and Kimberly K. Ragan**

And described as follows:

A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$276,000.00

Trustor/Grantor: Richard T. Ragan and Kimberly K. Ragan

Trustee: First American Title Insurance Company, an Oregon Corporation

Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Gateway Business Bank, dba Mission Hills Mortgage Bankers

Dated: November 13, 2009

Recorded: November 23, 2009

Instrument No.: 2009-014998

The beneficial interest under said Deed of Trust was assigned of record to Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP by assignment,

Recorded: May 22, 2012

Instrument No.: 2012-005512

and recorded in the Records of **Klamath** County, State of **OREGON**

Property Address: 7809 DONEGAL AVE., KLAMATH FALLS, OR 97603

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Executed by the undersigned this FEBRUARY 11, 2015.

Vic J. Devlaeminck
Vic J. Devlaeminck Esq., Attorney At Law

STATE OF WASHINGTON COUNTY OF CLARK)ss.

On FEB. 11, 2015, before me, HIROKO MORI, personally appeared Vic J. Devlaeminck Esq., Attorney At Law, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed, for the uses and purposes therein mentioned.

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

Hiroko Mori
NOTARY PUBLIC

