



300 Klamath Ave.
Klamath Falls, OR 97601

2016-002141
Klamath County, Oregon
02/25/2016 01:40:54 PM
Fee: \$57.00

PARTIAL RECONVEYANCE

MT1396 / 91655AM

KNOW ALL MEN BY THESE PRESENTS, that the undersigned
Trustee or Successor Trustee under that certain Trust Deed
Dated: September 22, 2014 Recorded: October 23, 2014
Executed & delivered by: HWN-KF's-Antarctica, LLC.
Instrument No.: 2014-011129, Official 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, 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 to wit:

See attached Exhibit "A" Legal Description

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: 2/25/16

AMERITITLE

By:

Jean Phillips, Vice-President

STATE OF OREGON)
COUNTY OF KLAMATH)

On this 25th day of Feb., 2016, 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:
Cerule -- Krista Darrah
PO Box 489
Klamath Falls, OR 97601

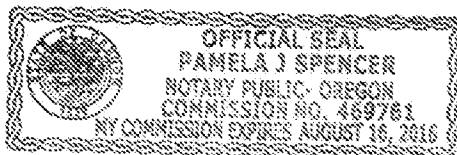


EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Lots 13, 14, and 15 in Block 4 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH vacated Maryland Avenue (formerly Tappen Avenue) adjacent thereto.

PARCEL 2:

PARCEL A:

A tract of land situated in the SW1/4 of NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and Lot 7 in Block 4 of THIRD ADDITION TO ALTAMONT ACRES. Beginning at a point that is 327 feet North of the intersection of the North line of LaVerne Street and the East line of Washburn Way; thence South along the East line of Washburn Way 100 feet; thence East parallel to the North line of LaVerne Street to the West line of Lot 10 in Block 4 of THIRD ADDITION TO ALTAMONT ACRES; thence North along said West line 54.6 feet to the Northwest corner of said Lot 10; thence East along the North line of Lots 8, 9 and 10 in Block 4, 300 feet to the West line of Avalon Street; thence North along said street 45.4 feet; thence West parallel to the North line of LaVerne Street to the point of beginning.

EXCEPTING THEREFROM the following described parcel: Beginning at the Northwest corner of said Lot 10; thence East along the North line of Lots 8, 9 and 10, Block 4, 300 feet to the West line of Avalon Street; thence North along said street 45.4 feet; thence West parallel to the North line of LaVerne Street to a point on the West line of Lot 7, Block 4, THIRD ADDITION TO ALTAMONT ACRES, thence South along the West line of said Lot 7 to the point of beginning.

FURTHER EXCEPTING that portion deeded to the State of Oregon for highway purposes by Instrument recorded September 10, 1965 in Volume 465, page 1554, Microfilm Records of Klamath County, Oregon.

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Government Lots 2 and 4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, BUT EXCEPTING THEREFROM the Northerly and Northeasterly parts thereof deeded to R. W. Browning, et ux., by deed recorded in Deed Volume 210, page 321, Klamath County, Oregon.

ALSO, that part of Government Lot 3, Section 13, Township 38 South, Range 8 East of the Willamette Meridian which lies Northeasterly of the right of way of the Central Pacific Railway Company.

TOGETHER WITH that portion of Parcel 1, Land Partition 35-98, conveyed to Klamath Veneer, Inc., an Oregon Corporation, to complete Property Line Adjustment 9-00, by Deed recorded June 2, 2000 in Volume M00, page 19996, being more particularly described as follows:

Commencing at the Southwest corner of the NE1/4 NE1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence along the South line of said NE1/4 NE1/4 of said Section 13, North 89°37'10" East 338.20 feet to a 5/8 inch iron rod; thence South 00°22'50" East 185.41 feet to a 5/8 inch iron rod which is the true point of beginning for this description; thence South 80°41'50" East 38.30 feet to a 5/8 inch iron rod; thence South 61°49'50" East 122.52 feet to a 5/8 inch iron rod; thence South 89°37'10" West 644.05 feet; thence North 11°05'34" East 54.41 feet to a 5/8 inch iron rod; thence North 75°39'14" East 132.52 feet; thence North 88°12'14" East 209.19 feet; thence South 80°42'14" East 152.23 feet to the true point of beginning.

AND EXCEPTING THEREFROM that portion thereof conveyed to Cynthia Bourgeau and Kriss Wessling to complete Property Line Adjustment 9-00, by Deed recorded June 2, 2000 in Volume M00, page 19998, being more particularly described as follows:

A parcel of land situated in the SW1/4 NE1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8 inch iron rod marking the Southeast corner of Parcel 1 of Klamath County Land Partition 35-98 which bears South 72°58'30" West 873.82 feet from the center 1/4 corner of said Section 13; thence South 89°37'10" West 937.66 feet to 1/2 inch iron rod which is the true point of beginning for this description; thence continuing South 89°37'10" West 65.11 feet, more or less, to the mean high water line of Upper Klamath Lake; thence Southeasterly along said mean high water line 353 feet, more or less, to a 5/8 inch iron rod; thence North 11°05'34" East 101.70 feet; thence South 89°37'10" West 293.61 feet to the true point of beginning.

Parcel 2:

A tract of land situated in Lots 1, 2 and 3, Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point which is East 230 feet from a point on the Northeasterly line of the right of way of that certain spur tract of the Southern Pacific Company known as "Hanks Spur", which is South 56°31' East 11.24 chains from the quarter section corner of the West line of said Section 18; thence South 49°01' East 3.79 chains to the Northeasterly line of the right of way of said spur tract; thence following the line of said spur right of way and 100 feet distant at right angles from the center line thereof the following courses and distances: South 64°07' East 3.03 chains; South 60°35' East 2.27 chains; South 57°37' East 2.58 chains; South 54°45' East 2.27 chains; South 52°14' East 1.51 chains; South 50°42' East 9.09 chains; South 49°30' East 1.51 chains; thence West 1.14 chains to a point which is 50 feet distant at right angles from the centerline of said spur right of way; thence following the Northeasterly line of said spur right of way and 50 feet distant at right angles from the center line thereof, Southeasterly to an iron pin that is North 34°23' West, a distance of 982.8 feet from the gas pipe monument marking the Northwest corner of "Pelican City" subdivision, said monument being North 89°54' West a distance of 1995.5 feet from the Southeast corner of said Section 18; thence North 40°37' East a distance of 149.8 feet to an iron pin on the Southwesterly right of way line of the Southern Pacific railroad; thence Northwesterly along the Southwesterly line of said right of way and 50 feet distant at right angles from the centerline thereof to a point that is East a distance of 8.25 chains from the point of beginning; thence West a distance of 8.25 chains, more or less, to the point of beginning.

LESS AND EXCEPT any portion lying within the Southern Pacific Railroad and the Southern Pacific Railroad Spur and Lakeport Boulevard.

Parcel 3:

Beginning at a point 190 feet East of the quarter section corner on the West line of Section 18, Township 38 South, Range 9 East of the Willamette Meridian; thence East, 1110.78 feet, more or less, to the Westerly line of the right of way of the main line of the Southern Pacific Company; thence following the Westerly line of said right of way and 50 feet distant at right angles from the center line thereof the following courses and distances: South 8°44' East 99.66 feet; South 11°28' East, 99.66 feet; South 15°48' East, 99.66 feet; South 19°03' East, 99.66 feet; South 24°00' East, 25.08 feet; thence leaving said right of way West 788.04 feet, more or less, to the Easterly line of the right of way of that certain spur track of the Southern Pacific Company known as Hanks Spur, thence along the right of way of said Hanks Spur and 100 feet distance at right angles from the centerline thereof, North 69°10' West, 460.02 feet, more or less, to the Southeast corner of that certain tract of land more particularly described in deed from the Klamath Development Co., to P.C. Carlson, dated September 18, 1916, recorded December 9, 1916, in Deed Volume 46 at page 315, Records of Klamath County, Oregon; thence leaving the right of way of said Hanks Spur, North 245.52 feet, more or less, to the point of beginning, being a portion of Lots 2 and 3 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon;

AND ALSO.

Beginning at a point on the Northeasterly line of the right of way of that certain spur track of the Southern Pacific Company known as Hanks Spur which is South 56°32' East 741.84 feet from the quarter section corner on the West line of Section 18, Township 38 South Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 230 feet; thence South 49°03' East 250.14 feet, more or less, to the Northeasterly line of the right of way of said spur track; thence following the line of said right of way North 66°58' West, 99.66 feet; North 69°10' West 349.14 feet to the point of beginning, being a portion of Lot 3, Section 18, Township 38 South, Range 9 East of the Willamette Meridian.