

2016-012591

Klamath County, Oregon



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11/23/2016 03:44:46 PM

Fee: \$52.00

**PARTIAL RECONVEYANCE**

**Trustee's Name and Address**

Deschutes County Title

397 SW Upper Terrace

Bend, OR 97702

**After recording, return to:**

Wanda Dornik

145537 Post Court

La Pine, Oregon 97739

**Prepared By:**

Paul Madson

James B. Nutter & Company

4153 Broadway

Kansas City, MO 64111

*ABC Legal*  
Returned at Counter

KNOW ALL BY THESE PRESENTS that the undersigned trustee, or successor trustee, under that certain trust deed dated February 28, 2008, executed and delivered by Wanda and Forrest Dornik, husband and wife, as grantor(s)/borrower(s) and in which James B. Nutter & Company is named as beneficiary, recorded on March 4, 2008, at Instrument No. 2008-002739 of the Records of Klamath County, Oregon, having received from the beneficiary, or the beneficiary's successor in interest, a written request to reconvey a portion of the real property covered by the trust deed, does hereby, for value received, grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitle thereto, all of the estate held by the undersigned in an to the following described portion of the real property covered by trust deed, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

The remaining property described in the trust deed shall continue to be held by the trustee under the terms of the trust deed. This partial reconveyance does not affect the personal liability of any person for payment of the indebtedness secured by the 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 and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

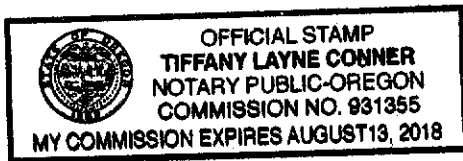
DATED: August 24, 2016

Stacey Case  
authorized agent for  
Deschutes County Title Company  
TRUSTEE

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on August 24, 2016

by \_\_\_\_\_  
by Stacey Case  
as Authorized Agent  
of Deschutes County Title



Tiffany Layne Conner  
Notary Public for Oregon  
My Commission Expires: 8/13/18

"EXHIBIT A"

**EXCHANGE TRACT  
LEGAL DESCRIPTION**

**A PART OF LOT 47, BLOCK 1, "TRACT 1098-SPLIT RAIL RANCHOS"  
IN THE NW ¼ OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 10 EAST,  
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON**

COMMENCING AT THE SOUTH CORNER COMMON TO LOTS 46 AND 47, SAID BLOCK 1; THENCE NORTH 47°53'15" EAST ALONG THE COMMON LINE OF SAID LOTS 46 AND 47, A DISTANCE OF 137.61 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID LINE AND RUNNING NORTH 30°27'17" EAST, A DISTANCE OF 50.72 FEET TO A POINT; THENCE NORTH 54°12'34" EAST, A DISTANCE OF 31.55 FEET TO A POINT; THENCE NORTH 70°01'32" EAST, A DISTANCE OF 31.11 FEET TO A POINT ON THE COMMON LINE OF SAID LOTS 46 AND 47; THENCE SOUTH 47°53'15" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 108.56 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 959 SQUARE FEET, MORE OR LESS.