

Counter
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Return to:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

2016-013117

Klamath County, Oregon



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12/08/2016 03:31:38 PM

Fee: \$47.00

RECONVEYANCE OF TRUST DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned trustee, whose address is 411 Pine Street, Klamath Falls, OR 97601, under that certain trust deed dated June 15, 2016, executed and delivered by Enriqueta Deaton as grantor, whose address is P.O. Box 41, Chemult, OR 97731, and in which Edwin C. and Judith L. Hildebrand, husband and wife are named as beneficiaries, recorded June 20, 2016 at document number 2016-006473 of the mortgage records of Klamath County, Oregon, having received from the beneficiary under said deed or beneficiary's successor in interest, a written request to reconvey the real property covered by said 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 entitled thereto, all of the estate held by the undersigned in and to the following described real property covered by said trust deed, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the undersigned trustee has executed this document.

Dated: December 7, 2016.

Michael P. Rudd, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 7 day of December, 2016, the above-named Michael P. Rudd and acknowledged the foregoing instrument to be his voluntary act.

Notary Public for Oregon

My Commission expires: 9/20/2017



EXHIBIT A

A portion of the W½ NW¼ of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NW¼ of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South along the section line a distance of 1667.8 feet to a point; thence East a distance of 491.6 feet to a point; thence North 16 degrees 53' 30" East parallel to the Easterly right of way line of the Dalles-California Highway, a distance of 250 feet to a point; thence South 73 degrees 06' 30" East a distance of 150 feet to the true point of beginning; thence North 16 degrees 53' 30" East parallel to said Highway a distance of 150 feet to a point; thence South 73 degrees 06' 30" East a distance of 150 feet to a point; thence South 16 degrees 53' 30" West a distance of 150 feet to a point; thence North 73 degrees 06' 30" West a distance of 150 feet to the point of beginning.

ALSO, the following described property, to wit:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which point is South along the section line, 1667.8 feet, thence East, 491.6 feet and thence North 16 degrees 53' 30" East, along the Easterly right of way line of said Highway, a distance of 250 feet from the section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 16 degrees 53' 30" East along said right of way line, 150 feet; thence South 73 degrees 06' 30" East, 150 feet; thence South 16 degrees 53' 30" West, parallel to said right of way, 150; thence North 73 degrees, 06' 30" West, 150 feet, more or less, to the point of beginning; being a portion of the W½ NW¼ of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion deeded to the State of Oregon by Warranty Deed recorded in Klamath County Deed book 271, page 112, and EXCEPTING ALSO any other or additional part of said premises owned or acquired by the State of Oregon.

ALSO, the following described property, to wit:

Beginning at the section corner to Sections 17, 18, 19, 20, Township 28 South, Range 8 East of the Willamette Meridian; thence South 1,667.8 feet; thence East 491.6 feet; thence, North 16 degrees 53' East 400 feet; thence, South 73 degrees 6' East 110 feet to the true point of beginning on the East boundary of Highway No. 97 right of way; thence South 73 degrees 6' East 190 feet; thence North 16 degrees 53' East 337.92 feet; thence North 73 degrees 6' West 190 feet; thence South 16 degrees 53' East 337.92 feet along the Easterly right of way boundary line of Highway No. 97 to the true point of beginning according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.