

2017-002555

Klamath County, Oregon



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03/10/2017 10:39:01 AM

Fee: \$67.00

AFTER RECORDING, RETURN TO:

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

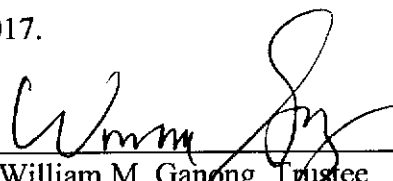
### DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned Trustee under that certain Trust Deed, Assignment of Rents, Security Agreement, and Fixture Filing made as of the 1<sup>st</sup> day of January 2004, executed and delivered by Pine Cone, LLC., an Oregon Limited Liability Company, as Grantor, recorded on January 15, 2004 in Volume M04 at Pages 2405-13 of the Microfilm Records of Klamath County, Oregon, conveying real property situated in Klamath County, Oregon more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, having received from the beneficiary under the Trust Deed a request to reconvey the estate held by me, hereby grants, bargains, sells, and conveys, but without any warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to the described premises by virtue of the Trust Deed, Assignment of Rents, Security Agreement, and Fixture Filing. This Deed does not release the Grantor's obligation to pay the debt repayment of which was secured by said Trust Deed.

In construing this instrument and whenever its context so requires, the singular includes the plural.

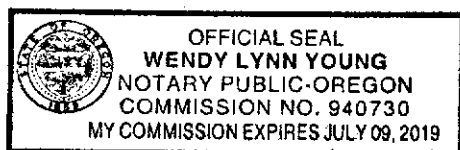
IN WITNESS WHEREOF, the undersigned Trustee has executed this instrument.

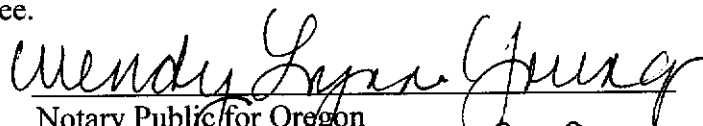
DATED THIS 3 day of January 2017.

  
William M. Ganong, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 3 day of January 2017, by William M. Ganong, in his capacity as Trustee.



  
Notary Public for Oregon  
My Commission Expires: 7-9-19

All of the following-described land is located in Klamath County, Oregon:

- Parcel I:** Parcel 3 as shown on the Plat of Klamath County Land Partition No. 43-00.
- Parcel II:** All of Blocks 71, 72, 86, 87, 88, 89, 90, 99, 100, 101, 102, 108, 109, 110, and 111, the South one half of Block 73, and Lots 4, 5, 6, and 7 in Block 91, Klamath Addition to the City of Klamath Falls, together with all those portions of the vacated streets and alleys that inure thereto.
- Parcel III:** A rectangular parcel 7 feet by 10 feet located in the most Southerly corner of Lot 3, Block 75, of KLAMATH ADDITION to the City of Klamath Falls, Oregon, the most Southerly corner of said parcel being coincident with the most Southerly corner of said Lot 3 and particularly described as beginning at the most Southerly corner of said Lot 3, thence Northeasterly on the northerly line of the alley 7 feet; thence Northwesterly parallel to Fourth Street 10 feet; thence at right angles Southwesterly 7 feet to the line between Lots 3 and 4 of said Block 75; thence Southeasterly on said last mentioned line to the place of beginning.
- Parcel IV:** Beginning at the most Easterly corner of the parcel of land described as Parcel No. II in deed from Harry M. Ackley, et al., to Central Pacific Railway Company, dated October 25, 1926 and recorded in Volume 72 of Deeds at page 504, Records of Klamath County, State of Oregon, said corner being described in said deed as being in the Southwesterly line of Block 88, KLAMATH ADDITION to the City of Klamath Falls, at a point distant thereon North 51 degrees 04' West, 18 feet from the South corner of said Block 88; thence along the Southeasterly line of said Parcel No. II the following four courses: (1) South 74° 15' West, 30.00 feet, (2) South 82° 51' West, 271.00 feet, (3) South 69° 28' West, 74.00 feet and (4) South 55° 28' West, 99.00 feet to a point; thence South 38° 48' West, 1.90 feet to a point; thence South 38° 40' West, 60.00 feet to a point in the Northeasterly prolongation of a line which is parallel with and distant 200 feet Southeasterly measured at right angles from the Southeasterly line of that portion of Klamath Avenue (60 feet wide) bearing North 66 degrees 32' East; thence South 66 degrees 32' West

along said prolongation and parallel line 689.89 feet to a point in the Southeasterly prolongation of the Northeasterly line of Payne Alley; thence North 23° 28' West along said prolongation 200.00 feet to a point in said Southeasterly line of Klamath Avenue; thence North 66° 32' East along last said line 586.00 feet to a point; thence South 50° 55' East, 114.32 feet; thence North 74° 03' 20" East, 73.23 feet to a point in the Southwesterly line of the Center Street lot; thence North 50° 55' West along said Southwesterly line 19.24 feet to the most Westerly corner of the parcel of land described as Parcel No. I in said deed dated October 25, 1926; thence along the Northerly line of Parcels No. I and II of last said deed the following six courses: (1) Easterly along a curve to the left having a radius of 370.78 feet through a central angle of 12° 08' 17" (chord of said curve bears North 79° 15' East, 78.40 feet) an arc distance of 78.55 feet, (2) North 64° 48' East, 15.30 feet, (3) North 67° 48' East, 48.89 feet, (4) North 64° 48' East, 11.50 feet, (5) Easterly along a curve to the right having a radius of 586.359 feet through a central angle of 25° 31' 44" (chord of said curve bears North 77° 47' East, 259.10 feet) an arc distance of 261.26 feet and (6) Easterly along a curve to the left having a radius of 561.552 feet through a central angle of 7° 54' 49" (chord of said curve bears North 86° 33' 40" East 77.93 feet, shown as North 86° 35' East 77.50 feet in last said deed) an arc distance of 77.99 feet to a point in said Southwesterly line of Block 88; thence South 51° 04' 00" East, along last said line 51.20 feet to the point of beginning.

Parcel V:

Beginning at the Southwesterly corner of Center Street and Klamath Street, also known as Klamath Avenue, Klamath Falls, Oregon; thence Westerly from said corner along the Southerly line of said Klamath Street (also known as Klamath Avenue), 60 feet; thence Southerly at right angles with said Southerly line of Klamath Street, also known as Klamath Avenue, and parallel with the extension of the Westerly line of said Center Street to the water line of Lake Ewauna; thence Easterly along the water line of said Lake Ewauna to the intersection with the extension of said Westerly line of Center Street; thence Northerly along the Westerly line of said Center Street to the place of beginning, being a portion of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, and according to the plat of Linkville and Klamath Falls, as recorded

in the office of the County Clerk of Klamath County, Oregon.

Parcel VI: Beginning at a point 70 feet North and  $51^{\circ} 4'$  West of the West corner of Block 71 in said Klamath Addition, and 30 feet South  $38^{\circ} 56'$  West, thence South  $51^{\circ} 4'$  East to Lake Ewauna; thence along the meander line of said river or lake Westerly to the intersection of the extension of the West line of Center Street in Klamath Falls, Oregon, thence North  $51^{\circ} 4'$  West to the East corner of Block 31 in ORIGINAL TOWN OF KLAMATH FALLS, thence North  $38^{\circ} 56'$  East 30 feet to the place of beginning, as described in Deed, Book 68, page 591. EXCEPT that portion of said tract which lies in Klamath Street or Avenue.

Parcel VII: All of that certain parcel of land conveyed by Robert E. Strahorn to the Central Pacific Railway Company by deed dated March 24, 1926, and recorded June 2, 1926, in Volume 69 at page 623, Deed Records of Klamath County, Oregon, described as follows:

Lots 6, 7, and 8 of Section 5 in Township 39 South, Range 9 E.W.M. Also the following described premises, to-wit:

Beginning at meander corner to fractional Sections 5 and 32, as established by the Government Survey, 31.50 chains East of the corner of Sections 5, 6, 31, and 32; Townships 38 and 39 South, Range 9 E.W.M.; thence East 8.81 chains to right bank of Klamath River; thence in Section 5, South  $39^{\circ}$  East 9.71 chains; South  $49\frac{1}{4}^{\circ}$  East 14.15 chains; South  $43\frac{1}{4}^{\circ}$  East 11.86 chains; South  $26\frac{1}{4}^{\circ}$  East 13.40 chains; South  $23\frac{1}{4}^{\circ}$  East 12.63 chains; South  $20\frac{1}{4}^{\circ}$  East 11.00 chains; West 6.93 chains; North  $18^{\circ}$  West 5.26 chains; North  $55^{\circ}$  West 6.00 chains; North  $46\frac{1}{4}^{\circ}$  West 8.00 chains; North  $26^{\circ}$  West 16.50 chains; North  $41\frac{3}{4}^{\circ}$  West 5 chains; North  $34\frac{1}{4}^{\circ}$  West 33.00 chains to the meander corner at the place of beginning, containing 74.77 acres, more or less, saving and excepting:

1. That portion of Lot 6 and the land East thereof in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 5 conveyed to George H. Randell by Deed dated August 14, 1911 and recorded in Vol. 35 at Page 82 of Deed Records of Klamath County, Oregon; and

2. That certain parcel of land conveyed by Modoc Lumber Co. to the State of Oregon, State Highway Commission, as described on the Deed dated November 22, 1967 and recorded in Vol. M67 at Page 9130 of the Deed Records of Klamath County, Oregon, but reserving unto Grantee a right of ingress and egress under the highway structure constructed on said land.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the E1/2 of the SE1/4 of Section 32 and the W1/2 of the SW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the E1/4 corner of said Section 32, evidenced by a brass cap in a monument box; thence South 69° 36' 00" West, 38.10 feet; thence South 38° 56' 00" West, 16.47 feet; thence South 10° 40' 50" West, 72.50 feet to a point on the Southerly right-of-way of South 5<sup>th</sup> Street and the true point of beginning; thence along said right-of-way North 78° 37' 30" East, 176.63 feet to a point of curvature; thence along the arc of a 97.67 foot radius curve to the right through a central angle of 21° 49' 00", an arc distance of 37.19 feet (the long chord of which bears North 89° 40' 36" East, 36.97 feet) to a point of non-tangency and the true point of beginning of that tract of land described in Volume M94, Page 35320 of the Klamath County Deed Records; thence leaving said right-of-way and along the Westerly line of said tract South 10° 43' 36" West, 687.12 feet to a point of curvature; thence along the arc of a 573.14 foot radius curve to the left through a central angle of 61° 59' 03", an arc distance of 620.04 feet (the long chord of which bears South 20° 13' 02" East, 590.24 feet) to a point of tangency; thence North 51° 04' 00" West, 399.65 feet to a point of curvature; thence along the arc of a 487.68 foot radius curve to the right through a central angle of 46° 15' 29", an arc distance of 393.73 feet (the long chord of which bears North 12° 26' 54" West, 383.12 feet) to a point of tangency; thence North 10° 40' 50" East 578.70 feet to the true point of beginning.

Bearings are based upon the plat of Klamath Addition to Linkville on file in the Office of the Klamath County Surveyor.