

2017-003344

Klamath County, Oregon



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03/30/2017 10:09:11 AM

Fee: \$57.00

Grantor:

Dean S. Kaufman, Trustee
4710 Village Plaza Loop, Suite 140
Eugene, Oregon 97401

Beneficiary

PC-1109-B Joint Venture

4710 Village Plaza Loop, Suite 140,
Eugene, Oregon 97401

**Until a change is requested,
send all tax statements to:**

No change

After recording return to:

Dean S. Kaufman, Esq.
4710 Village Plaza Loop, Suite 140
Eugene, Oregon 97401

Trustee's Deed of Reconveyance

BE IT KNOWN BY THESE PRESENTS, that the undersigned trustee or successor trustee, Dean S. Kaufman, under that certain trust deed dated November 24, 2009 executed by Judson M. Stern-Carusone and Jenny H. Stern-Carusone, as Grantor, and Dean S. Kaufman as Trustee, and PacWest Funding, dba Precision Capital as Beneficiary and recorded November 30, 2009, Reception No. 2009-015174, Official Records of Klamath County, Oregon, the beneficial interest in which was assigned to PC-1109-B Joint Venture, by instrument dated July 22, 2010 and recorded July 27, 2010, Reception No. 2010-008883, Official Records of Klamath County, Oregon, and encumbering real property more particularly described as:

SEE ATTACHED EXHIBIT "A"

having received from the beneficiary, PC-1109-B Joint Venture, under said trust deed a written request to reconvey, reciting that the obligation secured by said trust deed has been fully paid and performed, hereby does 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 said described premises by virtue of said trust deed.

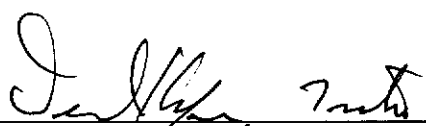
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In construing this instrument, and whenever the content hereof so requires, the masculine gender includes the feminine and neuter, and the singular includes the plural.

IN WITNESS WHEREOF, the undersigned trustee has executed this instrument; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

TRUSTEE'S DEED OF RECONVEYANCE
PC-1109-B

DATED this 14 day of March, 2017.


Dean S. Kaufman, Trustee

STATE OF OREGON, County of Lane) ss.

Personally appeared the above-named Dean S. Kaufman, and acknowledged the foregoing instrument to be his voluntary act and deed, this 14th day of March, 2017. Before me:


Notary Public for Oregon

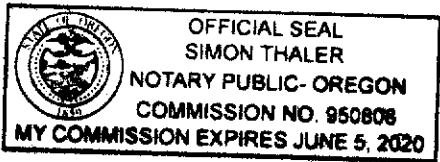


EXHIBIT A

The South two acres of the following described tract: All of that real property described as the E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.