

2017-004463

Klamath County, Oregon



00202715201700044630020022

04/28/2017 12:28:05 PM

Fee: \$52.00

**Grantor:**

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

**Beneficiary**

**PC-0713-F 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 August 30, 2013 executed by Joanne L. Wallace, as Grantor, and Dean S. Kaufman as Trustee, and PacWest Funding, dba Precision Capital as Beneficiary and recorded September 6, 2013, Reception No. 2013-010233, Official Records of Klamath County, Oregon, the beneficial interest in which was assigned to PC-0713-F Joint Venture, by instrument dated November 12, 2013 and recorded November 15, 2013, Reception No. 2013-012774, Official Records Klamath County, Oregon, and encumbering real property more particularly described as:

**THE WESTERLY 210 FEET OF THE SOUTHERLY 175 FEET OF LOT 1, BLOCK 2, OF TRACT NO. 1080, WASHBURN PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON**

having received from the beneficiary, PC-0713-F 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.

TRUSTEE'S DEED OF RECONVEYANCE  
PC-0713-F


**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.

DATED this 11 day of April, 2017.

   
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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 11<sup>th</sup> day of April, 2017. Before me:

  
\_\_\_\_\_  
Notary Public for Oregon

