

2017-010635

Klamath County, Oregon



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09/19/2017 03:05:21 PM

Fee: \$47.00

AFTER RECORDING, RETURN TO:
Blain Law, LLC
1151 Pine Street
Klamath Falls OR 97601

Returned at Counter

DEED OF RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned Successor Trustee under that certain Trust Deed dated August 6, 2014, delivered by **Leta Sue Sader and Amy Teresa Diver**, as Grantor, to **Mika N. Blain**, as Successor Trustee, for the benefit of **Gary D. Alford**, as beneficiary, and recorded on September 3, 2014, as Document No. 2014-009182 of the Mortgage Records of the Clerk of Klamath County, Oregon, conveying real property situated in said county described as:

A parcel of land situated in the South half of the North half of Section 27, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West quarter corner of said Section 27; thence North 00° 06' 04" East, along the west line of said Section 27, 1321.35 feet to the North line of the South half of the North half of said Section 27; thence South 89° 49' 13" East, along said North line 2266.50 feet; thence South 48° 06' 22" West 348.50 feet; thence South 66° 58' 05" West 357.11 feet; thence South 37° 19' 50" West 361.16 feet; thence South 27° 34' 00" West 740.75 feet to the South line of the South half of the North half of said Section 27; thence North 89° 53' 51" West 1118.94 feet to the point of beginning, with bearings based on Survey No. 3358, as recorded in the office of the Klamath County Surveyor.

Having received from the beneficiary under said Trust Deed a written request to reconvey, 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.

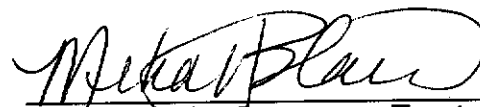
In construing this instrument and whenever its context so requires, the singular includes the plural.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9, AND

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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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 WITNESS WHEREOF, the undersigned Successor Trustee has executed this instrument.


Mika N. Blain, Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 28th day of August 2017, by Mika N. Blain, Successor Trustee.




Notary Public for Oregon
My Commission Expires: July 11, 2020