

2018-004587

Klamath County, Oregon

04/17/2018 08:47:01 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Amerititle
300 Klamath Ave.
Klamath Falls, OR 97301

SEND TAX STATEMENTS TO:

no change

DEED OF PARTIAL RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned trustee under that certain Deed of Trust, dated May 29, 2015, executed and delivered by Daniel George Chin and Deloris Diane Chin, Trustees of the Chin Family Living Trust, under Trust Agreement dated April 22, 1996, which acquired title as Daniel George Chin and Delores Diane Chin, trustees of the Chin Family Trust UDA April 22, 1996, Chin Family Limited Partnership, a Limited Partnership, Wong Potatoes, Inc., a Corporation, and Deloris Diane Chin, same person as Deloris D. Chin and Daniel George Chin, same person as Daniel G. Chin, a married couple, as grantors, and recorded June 1, 2015, as Instrument No. 2015-005604, of the Official Records of Klamath County, Oregon, conveying real property situated in said county, having received from Northwest Farm Credit Services, PCA, the beneficiary under said Deed of Trust, a written request to reconvey a portion of the real property, reciting that the obligation secured by said Deed of Trust has not been fully paid or satisfied, but the beneficiary is releasing the following property:

*See EXHIBIT A attached hereto.

Code No. 164, Account No. R96880, Map No. R-4010-00700-00400-000, Dehlinger Lane

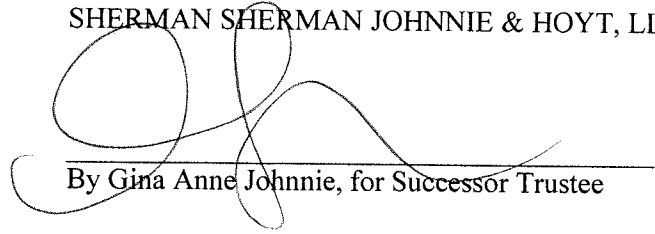
which is a portion of the real property covered by said Deed of Trust described herein, does hereby grant, bargain, sell, and convey, without warranty, express or implied, to the person or persons legally entitled thereto, all of the right, title and interest now held by said Trustee, by virtue of said Deed of Trust. This Deed of Partial Reconveyance shall not affect or release any other property subject to the Deed of Trust described herein.

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, AND 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, AND 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 trustee has executed this instrument.

Dated this 16 day of ^{April}~~January~~, 2018.

SHERMAN SHERMAN JOHNNIE & HOYT, LLP


By Gina Anne Johnnie, for Successor Trustee

STATE OF OREGON)
) ss.
County of Marion)

Personally appeared before me on this 16th day of April 2018, Gina Anne Johnnie for Sherman Sherman Johnnie & Hoyt, LLP, Successor Trustee, and acknowledged the foregoing instrument to be its voluntary act and deed.



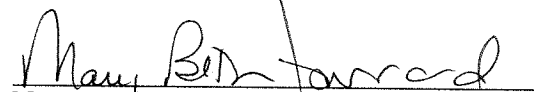

Notary Public for Oregon

EXHIBIT A

PARCEL 4

Beginning at a point on the west boundary of Section 7, Township 40 South, Range 10 East, Willamette Meridian, which point is $S0^{\circ}12\frac{1}{2}'$ East, 657 feet from the Northwest corner of said Section 7; thence $S0^{\circ}12\frac{1}{2}'$ E, along said section line, a distance of 1634.0 feet, to a point which is $N0^{\circ}12\frac{1}{2}'$ W, 346.0 feet, from the Southwest corner of the NW1/4 of said section 7 and which point is the Northwest corner of a parcel of Land shown as "PARCEL TWO" in a deed from J. Clyde Griffith, et ux, to Buford M. Kaylor, et ux, recorded in Klamath County Deed Records, Volume 180, page 128; thence $S89^{\circ}54\frac{1}{2}'$ E, along the North boundary of said "PARCEL TWO", which line is parallel to the North boundary of said Section 7, a distance of 660.0 feet; thence $S0^{\circ}12\frac{1}{2}'$ E, 16.0 feet; thence $S89^{\circ}54\frac{1}{2}'$ E, 1452.0 feet; thence $N0^{\circ}12\frac{1}{2}'$ W, 1474.0 feet, more or less, to the lower water mark on the West bank of Lost River; thence $N47^{\circ}39'$ W, along said low water line, 597.0 feet; thence, continuing along said low water line, $N11^{\circ}20'$ E, 440.0 feet, more or less, to the North boundary of said Section 7; thence $N89^{\circ}54\frac{1}{2}'$ W, along said boundary, a distance of 943.0 feet, more or less, to the Northeast corner of a parcel of land deeded by Karl F. Dehlinger, et ux, to Innis Roberts, et ux, and described in a deed in Klamath County Deed Records, Volume 260, page 25; thence $S17^{\circ}20\frac{1}{2}'$ E, along the east boundary of said Innis Roberts property, a distance of 682.0 feet, thence $S89^{\circ}39\frac{1}{2}'$ W, along the South boundary of said Innis Roberts property, a distance of 1019.5 feet more or less to the point of beginning, being a portion of the NW1/4 of Section 7, Township 40 South Range 10 East of the Willamette Meridian.

EXCEPTING THEREFROM a tract of land situated in the Northwest quarter of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the West line of said Section 7, said point being South $00^{\circ}12'30''$ East 657.00 feet from the Northwest corner of said Section 7, said point also being 27.8 feet, more or less, Westerly from the Easterly right of way line of the Klamath Falls - Malin State Highway as constructed, thence South $00^{\circ}12'30''$ East along the West line of said Section 1645.00 feet, more or less, to the Northwest corner of a parcel of land shown as "Parcel 2" and described in Deed Volume 180 at page 128, Klamath County Deed Records, thence South $89^{\circ}54'30''$ East along the North boundary of said "Parcel 2" and parallel with the North line of said Section 660.00 feet, thence South $00^{\circ}12'30''$ East 16.00 feet, thence South $89^{\circ}54'30''$ East parallel with the North line of said Section 86.79 feet, more or less, to the centerline of an existing irrigation ditch; thence along the center-line of said ditch the following courses and distances; North $15^{\circ}40'23''$ East 452.11 feet, North $16^{\circ}07'41''$ East 425.04 feet, North $01^{\circ}50'48''$ East 408.69 feet, North $01^{\circ}56'16''$ East 402.78 feet, North $17^{\circ}08'30''$ West 9.00 feet to a 5/8 inch iron pin on the South boundary of that tract of land described in deed Volume 260 at page 25, Klamath County Deed Records, thence North $89^{\circ}58'56''$ West (South $89^{\circ}39'30''$ West by said deed record) 795.70 feet thence South $89^{\circ}39'30''$ West along the South boundary of that tract of land described in Deed Volume M67 at page 5054, Klamath County Deed records, 221.50 feet to the point of beginning.