

2018-008184

Klamath County, Oregon

07/10/2018 11:01:01 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Gina Anne Johnnie
Sherman, Sherman, Johnnie & Hoyt, LLP
P.O. Box 2247
Salem, OR 97308

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. R831737, Map No. R-4010-00800-01001-000

Code No. 164, Account No. R831728, Map No. R-4010-00800-01101-000

Code No. 164, Account No. R98101, Map No. R-4010-01700-00600-000

Code No. 164, Account No. R98110, Map No. R-4010-01700-00700-000 – Cheyne Road

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 10th day of July, 2018.

SHERMAN SHERMAN JOHNNIE & HOYT, LLP

[Handwritten Signature]

By Gina Anne Johnnie, for Successor Trustee

STATE OF OREGON)
) ss.
County of Marion)

Personally appeared before me on this 10th day of July, 2018, Gina Anne Johnnie for Sherman Sherman Johnnie & Hoyt, LLP, Successor Trustee, and acknowledged the foregoing instrument to be its voluntary act and deed.

[Handwritten Signature]

Notary Public for Oregon

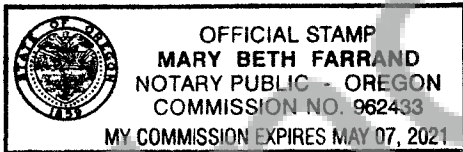


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Sections 8 and 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the North line of said Section 17 from which the Northwest corner of said Section 17 bears North 89° 49' 21" West, 30.00 feet; thence South 00° 05' 09" East parallel to the West line of said Section 17, 256.00 feet; thence South 89° 49' 21" East parallel to the North line of said Section 17, 2,379 feet more or less to the Mean High Water Line of Lost River; thence Northerly on said Mean High Water Line the following courses and distances: North 15° 12' 02" East, 324.30 feet; North 09° 32' 48" East, 223.70 feet; North 16° 32' 48" West, 370.44 feet; and North 25° 02' 09" West, 424.66 feet; thence leaving said Mean High Water Line, North 89° 49' 21" West, 2,211.42 feet to a point lying 30.00 feet East of the West line of said Section 8; thence South 00° 16' 30" West, parallel to the West Line of said Section 8, 1,016.92 feet to the point of beginning.

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