

2019-014954

Klamath County, Oregon



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12/24/2019 11:19:03 AM

Fee: \$112.00

After Recording Return Document to:
Jacobson, Thierolf & Dickey, P.C.
Attorneys at Law
2 North Oakdale, P.O. Box 4687
Medford, OR 97501

Until Requested Otherwise,
Send All Tax Statements To:
Richard & Jennifer Sanford
760 Lazy Heart Lane
Fallon, Nevada 89406

DEED OF RECONVEYANCE

The undersigned trustee or successor trustee under that certain Trust Deed dated March 10, 2008, executed and delivered by RICHARD SANFORD and JENNIFER SANFORD, Tenants By The Entirety, as Grantors, recorded on March 21, 2008, as Document No. 2008-003579 in the Official Records of Klamath County, Oregon (the Trust Deed), conveying real property situated in said county and described as follows:

SEE EXHIBIT A ATTACHED HERETO & FORMING A PART HEREOF

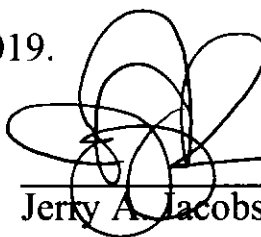
Having received from the beneficiary under the trust deed a written request to reconvey, reciting that the obligations secured by the trust deed has been fully paid and performed, hereby does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to said described premises by virtue of the 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. 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. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, to be affixed by an officer or other person duly authorized to do so by its Board of Directors.

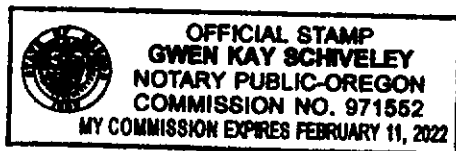
DATED: November 4, 2019.

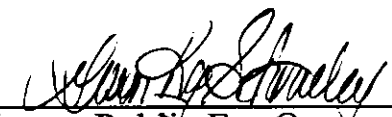


Jerry A. Jacobson, Successor Trustee

STATE OF OREGON)
)ss.
County of Jackson)

This instrument was acknowledged before me on November 4, 2019, by Jerry A. Jacobson, in his capacity as Successor Trustee under the above-described trust deed.





Notary Public For Oregon
My Commission Expires: 2/11/22

EXHIBIT A

LEGAL DESCRIPTION

Parcel 2 of Land Partition 63-07, being a replat of Parcel 2 of "Land Partition 66-97", situated in the SW 1/4 of Section 18, Township 30 South, Range 11 East of the Willamette Meridian, and the S 1/2 of Section 13, the N 1/2 of Section 24, the SE 1/4 of Section 14, the NE 1/4 of Section 23, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a private road easement recorded February 1, 2008 in Volume 2008, page 001344, Microfilm Records of Klamath County, Oregon.