

2020-000294

Klamath County, Oregon

01/08/2020 03:37:01 PM

Fee: \$107.00


MTC 201438 AM

PARTIAL RECONVEYANCE AND SUBORDINATION

AMERITITLE, the undersigned trustee, or successor trustee, under that certain Trust Deed dated February 28, 2014, executed and delivered by Rajiv Ratan, as grantor, and in which Adam Bercot, Successor Trustee of the Mark J. Bercot Revocable Living Trust, is named beneficiary, recorded March 4, 2014, in Document No. 2014-001856, Records of Klamath County, Oregon, having received from the beneficiary or successor beneficiary, under said Trust Deed, a written request to reconvey a portion of the real property covered by said Trust Deed, does for value received, 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 the real property described as **Parcel 2 on Exhibit "A" dated 1/10/2019**, attached hereto and by this reference made a part hereof.

The remaining property described in said Trust Deed shall continue to be held by said trustee under the terms of said deed. This partial reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said Trust Deed.

BENEFICIARY AGREES TO SUBORDINATE the remainder of the rights held by the undersigned under said Trust Deed to the access restrictions, and that certain temporary easement contained in that certain Deed from Rajiv Ratan, to the State of Oregon, by and through its Department of Transportation, which property is described as **Parcels 1 and 3 on Exhibit "A" dated 1/10/2019**, attached hereto and by this reference made a part hereof.


Return To:

OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
4040 FAIRVIEW INDUSTRIAL DRIVE SE MS#2
SALEM OR 97302-1142

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

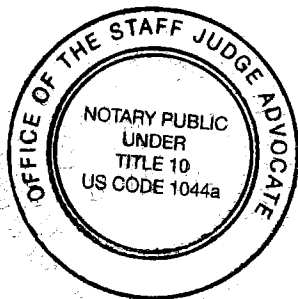
Dated this 12 day of NOVEMBER, ²⁰¹⁹~~2018~~.

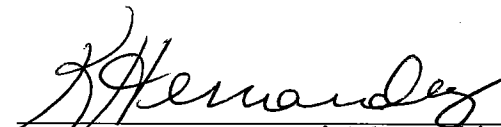
MARK J. BERCOT REVOCABLE LIVING TRUST


Adam Bercot, Successor Trustee

HOHENFELS, GERMANY, U.S. ARMY INSTALLATION
STATE OF OREGON, County of

Dated 12 NOVEMBER, 20 19. Personally appeared the above named Adam Bercot, Successor Trustee, and acknowledged the foregoing instrument to be his voluntary act. Before me:



 Katherine Hernandez
~~Notary Public for Oregon~~ Military Notary
My Commission expires Indefinite per 10USC1044(a)

MILITARY NOTARY
7TH JMTc OSJA
10 U.S.C. 1044a

AMERITITLE, TRUSTEE

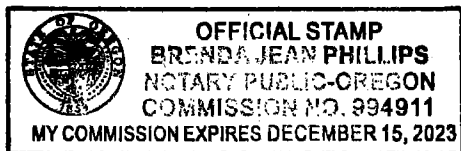
By [Signature]

Title SPECIAL SECRETARY

STATE OF OREGON, County of Klamath

Dated JANUARY 3, 20 20. Personally appeared, and signed before me Billy BREEDLOVE

who, being sworn, stated that he/she is the SPECIAL SECRETARY of Amerititle, Trustee, and that this instrument was voluntarily signed on behalf of the corporation by authority of its Board of Directors. Before me:



[Signature]
Notary Public for Oregon
My Commission expires 12-15-2023

Parcel 1 – Access Only

A parcel of land lying in the SW¼NE¼ of Section 2, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being that property described in that Statutory Warranty Deed to Rajiv Ratan, recorded March 4, 2014 as Instrument No. 2014-001855, Klamath County Record of Deeds.

This parcel of land contains 18,295 square feet, more or less.

Parcel 2 - Fee

A parcel of land lying in the SW¼NE¼ of Section 2, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that Statutory Warranty Deed to Rajiv Ratan, recorded March 4, 2014 as Instrument No. 2014-001855, Klamath County Record of Deeds; the said parcel being that portion of said property lying between lines at right angles to the center line of the relocated Klamath Falls-Lakeview Highway at Engineer's Stations 112+00.00 and 113+18.00 and included in a strip of land 42.00 feet in width, lying on the Northerly side of said center line, which center line is described as follows:

Beginning at Engineer's center line Station 75+21.60, said station being 131.80 feet East and 1.47 feet South of the West quarter corner of Section 2, Township 39 South, Range 9 East W.M.; thence North 89° 44' 04" East 2,984.00 feet; thence South 89° 52' 38" East 2,309.15 feet to Engineer's center line Station 128+14.75 Back equals 128+15.00 Ahead; thence South 89° 51' 00" East 360.50 feet to center line station 131+75.50 on said center line.

Bearings are based on County Survey No. 7892, filed January, 2012, Klamath County, Oregon.

This parcel of land contains 192 square feet, more or less.

Parcel 3 - Temporary Easement For Work Area (3 Years or duration of Project, whichever is sooner)

A parcel of land lying in the SW¼NE¼ of Section 2, Township 39 South, Range 9 East, W.M., Klamath County, Oregon and being a portion of that property described in that Statutory Warranty Deed to Rajiv Ratan, recorded March 4, 2014 as Instrument No. 2014-

001855, Klamath County Record of Deeds; the said parcel being that portion of said property lying between lines at right angles to the center line of the relocated Klamath Falls-Lakeview Highway at Engineer's Stations 112+00.00 and 113+24.00 and included in a strip of land 61.00 feet in width, lying on the Northerly side of said center line, which center line is described in Parcel 2.

EXCEPT therefrom Parcel 2.

This parcel of land contains 1,869 square feet, more or less.