

476320068666 / 387848 AM

**2020-009575**

Klamath County, Oregon

08/04/2020 11:36:45 AM

Fee: \$97.00

## RE-RECORDING COVER SHEET

Any errors in this cover sheet DO NOT affect the transactions(s) contained in the instrument itself.

### AFTER RECORDING RETURN TO:

Name Kenneth M Tharp PC Attorney At Law

Address: 800 West 8<sup>th</sup> Street

City/State/Zip: Medford, OR 97501

RE-RECORDED TO CORRECT THE COUNTY IS WAS RECORDED IN TO KLAMATH COUNTY.

PREVIOUSLY RECORDED AS DOCUMENT 2020-009305

OR BOOK # \_\_\_\_\_ PAGE # \_\_\_\_\_

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS (only for instruments conveying or contracting to convey fee title to any real estate):

Name:

Address:

City/State/Zip: No change

DOCUMENT TITLE): Deed of Reconveyance

GRANTOR (DIRECT) or  
CLAIMANT (PLAINTIFF) Judith Tegarden

GRANTEE (INDIRECT) or  
DEBTOR (DEFENDANT) John R. Hanson PC Attorney At Law

TRUE AND ACTUAL CONSIDERATION PAID (only for instruments conveying or contracting to convey fee title to any real estate): \$ 280,000.00

THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALITIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED: \$N/A



TICOR TITLE

4765260e86e0/387848 AM

First American Title Accom

Jackson County Official Records **2020-009305**  
R-RTD  
Str=7 SIMPSOHP 03/19/2020 09:20:38 AM  
\$10.00 \$10.00 \$5.00 \$11.00 \$11.00 \$111.00  
\$60.00 \$4.00  
I, Christine Walker, County Clerk for Jackson County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records. Christine Walker - County Clerk

**AFTER RECORDING RETURN TO:**

**KENNETH M. THARP, P.C.  
ATTORNEY AT LAW  
800 WEST 8TH STREET  
MEDFORD, OR 97501**

**SEND ALL TAX STATEMENTS TO:**

**JUDITH TEGARDEN  
22848 ELK STREET  
KLAMATH FALLS, OR 97601**

**DEED OF RECONVEYANCE**

The undersigned, **JOHN R HANSON, P.C., ATTORNEY AT LAW**, is the Trustee under a Trust deed secured by the real property described in this Deed of Reconveyance. The Grantor, **JUDITH TEGARDEN**, executed and delivered to Grantee a Trust Deed recorded on January 7, 2019, as Document No. 2019-000168 in the Official Records of Klamath Oregon to secure payment of a Promissory Note in the sum of **TWO HUNDRED EIGHTY THOUSAND DOLLARS (\$280,000.00)**.

The above-described Trust Deed conveyed real property in Klamath County, Oregon described as follows:

**22848 ELK STREET, KLAMATH FALLS, OREGON 97601  
LOTS 4 & 5, BLOCK 3, FOX HOLLOW SUBDIVISION.**

**Map - R-3606-014CC-01300-000  
Code: 078**

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

The true consideration in terms of dollars is Zero. The Promissory Note

This instrument filed for record as an accommodation only. It has not been examined as to its effect upon the title.  
First American Title Co.

First American Title Recan

RECORDED ELECTRONICALLY

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ATTORNEY AT LAW  
800 WEST 8TH STREET  
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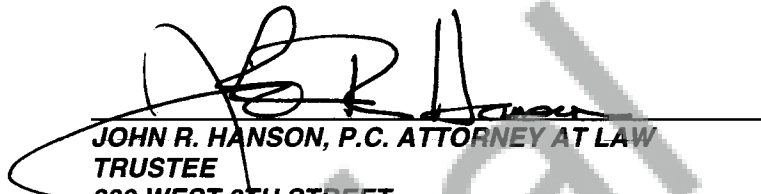
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The true consideration is stated in terms of dollars is Zero. The Promissory Note

is considered paid in full pursuant to its terms and conditions.

**IN WITNESS WHEREOF**, the undersigned Trustee has executed this instrument  
this 18<sup>th</sup> day of March, 2020.

  
**JOHN R. HANSON, P.C. ATTORNEY AT LAW**  
**TRUSTEE**  
**800 WEST 8TH STREET**  
**MEDFORD, OR 97501**

STATE OF OREGON       )  
                                      ) ss.  
County of Jackson       )

On this 18<sup>th</sup> day of March, 2020, personally appeared before me the within named  
**JOHN R. HANSON, P.C., ATTORNEY AT LAW, TRUSTEE**, and acknowledged the foregoing to  
be his voluntary act and deed.

  
Notary Public for Oregon  
My Commission expires: 8/23/2022

