

2020-013943

Klamath County, Oregon

10/28/2020 11:31:02 AM

Fee: \$87.00

**AFTER RECORDING RETURN TO:**

Tobias N. Tingleaf  
Sherman, Sherman, Johnnie & Hoyt, LLP  
PO Box 2247  
Salem OR 97308

**SEND TAX STATEMENTS TO:**

no change

**DEED OF RECONVEYANCE**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned trustee under that certain Deed of Trust, dated March 12, 2004, executed and delivered by Richard J. Walsh and Rosalie H.M. Walsh, as grantors, and recorded on March 18, 2004, in VOL M04, Page 15561, and modified by Modification Agreement, a Memorandum of which was recorded on May 7, 2015, in Instrument No. 2015-004560, of the Official Records of Klamath County, Oregon, conveying real property situated in said county described as follows:

\*See EXHIBIT A attached hereto.

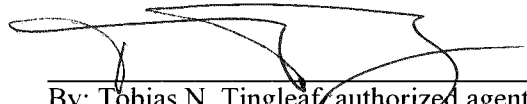
having received from Basin Fertilizer & Chemical Co., the beneficiary under said trust deed, a written request to reconvey, reciting that the obligation secured by said trust deed has been fully paid and performed, hereby grants, bargains, sells, and conveys, but without any covenant or warranty, express 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.

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 28 day of October, 2020.

Sherman Sherman Johnnie & Hoyt, LLP


  
By: Tobias N. Tingleaf, authorized agent  
for Successor Trustee

STATE OF OREGON )

) ss.

County of Marion )

Personally appeared before me on this 28<sup>th</sup> day of October, 2020, Tobias N. Tingleaf, authorized agent for Successor Trustee, Sherman Sherman Johnnie & Hoyt, LLP, and acknowledged the foregoing instrument to be its voluntary act and deed.

  
Notary Public for Oregon

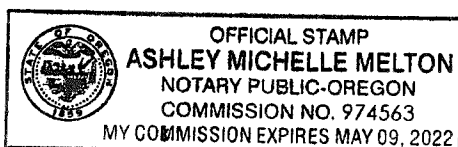


EXHIBIT A

Vol M04 Page 15561

State of Oregon, County of Klamath  
Recorded 03/18/2004 1:44 PM  
Vol M04 Pg 15561-64  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4

Government Lots 1 and 2 and the SW1/4SW1/4 of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT the following:

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, 2379 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, 2211.42 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, 1016.92 feet to the point of beginning.

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