

2021-000902

Klamath County, Oregon



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01/20/2021 09:58:57 AM

Fee: \$92.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: ALCO, Inc. Dianne Spires 422 South 5th Street Klamath Falls, OR 97601
Grantors: Oliver & Dianne Spires 224 Mountain View Blvd. Klamath Falls, OR 97601	
Beneficiary: ALCO, Inc. 422 South 5th Street Klamath Falls, OR 97601	
Successor Trustee: Andrew C. Brandsness 411 Pine Street Klamath Falls, OR 97601	

-DEED OF RECONVEYANCE-

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Successor Trustee under that certain Trust Deed dated January 31, 2003, recorded on March 6, 2003 in Klamath County Real Property Records in Volume number M03 at Page 13718 executed and delivered by Oliver Spires and Dianne Spires as Grantors, the beneficial interest in said Trust Deed was assigned by the Beneficiary on June 27, 2005, recorded on July 11, 2005 in Klamath County Real Property Records in Volume number M05 at Page 52389, to ALCO, Inc., an Oregon corporation, conveying real property situated in Klamath County, more particularly described as follows:

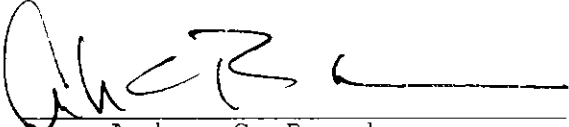
Please refer to Exhibit "A" attached hereto and incorporated herein by reference

Having received from 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, does hereby 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 real property by virtue of said Trust Deed.

The true and actual consideration for this transfer is payoff of a 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 15 day of January, 2021


By: Andrew C. Brandsness
Successor Trustee

STATE OF OREGON)
) ss
County of Klamath)

Personally appeared before me this 15 day of January 2021, Andrew C. Brandsness as Successor Trustee and acknowledged the foregoing to be his voluntary act and deed.

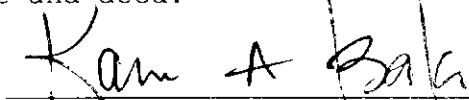

Notary Public for Oregon
My Commission Expires: 9-7-2021



EXHIBIT A
DESCRIPTION OF SUBJECT PROPERTY

All the certain real property situated in the County of Klamath, State of Oregon and more particularly described as follows:

1. Rocky Point Cabin:

The interest of Oliver R. Spires and Dianne E. Spires in that Term Special Use Permit for Recreation Residences pursuant to the Act of March 4, 1915, as Amended, authorizing the use of National Forest Lands for a recreation residence for personal recreational use on the Winema National Forest, subject to the provisions of the permit, including items I through XI, on page 2 through 8, covering .05 acres described as (1) Lot 9 Block A of the Recreational tract (A plat of which is on file in the office of the Supervisor), including the on-lot storage building and a carport, Holder No. 5755/01; Type Site: 123; Authority: 712; Auth. Type: 18; Issue Date: 07/01/89; Exp. Date: 12/31/08; Location Sequence No.: 0620034103501.

2. Body Shop Property:

Lots 21, 22, 23, 24 and 25 in Block 17, Industrial Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon:

Street Address:

217 E. Main Street, Klamath Falls, Oregon [Lots 21-23]
215 E. Main Street, Klamath Falls, Oregon [Lot 24]
213 E. Main Street, Klamath Falls, Oregon. [Lot 25]

3. Keno Rental House:

Lot 23, Block 38 of Sixth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk in Klamath County, Oregon.

Street Address: 15993 Homestead Lane, Klamath Falls, Or. 97601

4. Keno Property - Vacant Lot:

Lot 24 Block 38 of Sixth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Street Address: 7913 Big Buck Lane, Klamath Falls, Oregon 97602

5. The Residence:

Lot 28 in Block 2 of TRACT 1145-NOB HILL, a resubdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING a portion of Lot 28 more particularly described as follows:

Beginning at a 1/2" iron pin at the Westerly right-of-way of Mountain View Blvd., marking the property corner of Lots 28 and 29; thence, South 25 degrees 33' 01" West, 58.90 feet along said right-of-way to a 5/8" iron pin marking a point of curve; thence, along said right-of-way on a curve to the right having a Delta - 02 degrees 58' 15" Cord - 16.10 feet to a 1/2" iron pin marking the property corner of Lots 27 and 28; thence leaving said right-of-way North 57 degrees 34' 29"

West 101.31 feet to a 1/2" iron pin marking a property corner of Lots 21, 27 and 28; thence North 57 degrees 34'29" West, 9.29 feet to a point; thence North 40 degrees 28' 39" East, 63.92 feet to a point on the property line common to Lots 28 and 29; thence South 64 degrees 26'59" East 93.34 feet along the property line common to Lots 28 and 29 to the point of beginning.

ALSO TOGETHER WITH a parcel of land located in a portion of Lot 29, Block 2 in TRACT 1145-NOB HILL REPLAT, Klamath County, Oregon, being more particularly described as follows:

Beginning at the lot corner common to Lots 29 and 30 on the Westerly right-of-way line of Mountain View Blvd.; thence along said right-of-way line South 25 degrees 33'01" West 75.00 feet to the lot corner common to Lots 28 and 29; thence along the lot line common to Lots 28 and 29 North 64 degrees 26'59" West 92.21 feet to the center of an 8" retaining wall; thence along the center of said retaining wall North 67 degrees 50'20" East 46.24 feet; thence continuing along said retaining wall and the extension thereof North 26 degrees 16' 05" East 40.80 feet to a point on the lot line common to Lots 29 and 30; thence along said lot line South 64 degrees 26' 59" East 60.59 feet to the point of beginning.