

2022-000609

Klamath County, Oregon

01/18/2022 08:31:02 AM

Fee: \$112.00

AFTER RECORDING RETURN TO:

Gina Anne Johnnie
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/successor trustee under that certain Deed of Trust, dated June 28, 2017, executed and delivered by John Jacobson and Amber Jacobson, collectively as grantor, and recorded on June 29, 2017, in Instrument No. 2017-007151, of the Official Records of Klamath County, Oregon, conveying real property situated in said county described as follows:

See EXHIBIT "A" attached hereto.

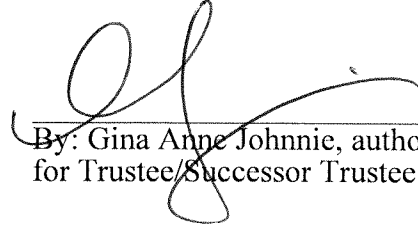
having received from Glen R. Crouch and Sharline J. Crouch, Trustees of the Glen R. Crouch and Sharline J. Crouch Joint Revocable Trust and Henry J. Caldwell, Jr. and Deborah L. Caldwell, Trustees of the Caldwell Family Trust uda January 5, 1996, the current beneficiaries under said trust deed, written requests 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 17th day of January, 2022.

Sherman Sherman Johnnie & Hoyt, LLP



By: Gina Anne Johnnie, authorized agent
for Trustee/Successor Trustee

STATE OF OREGON)
) ss.
County of Marion)

Personally appeared before me on this 17th day of January, 2022, Gina Anne Johnnie, authorized agent for Trustee, Sherman Sherman Johnnie & Hoyt, LLP, and acknowledged the foregoing instrument to be its voluntary act and deed.

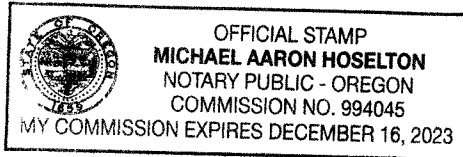

Notary Public for Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

The Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 32: The S1/2 of the SW1/4 lying East of the center thread of Sprague River, and the SE1/4 lying South of the center thread of Sprague River.

Section 33: the W1/2 of the SW1/4 lying South of the center thread of Sprague River, and the NE1/4 of the SW1/4 and the SE1/4 of the SW1/4 lying South and West of the center thread of Sprague River;

Excepting therefrom the NE1/4 of the SW1/4 of said Section 33.

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Section 4: Lots 2 and 3 lying North and West of the center thread of Sprague River, that part of the NW1/4 of the NW1/4 and S1/2 of the NW1/4 lying North and West of the center thread of Sprague River, and the NW1/4 of the SW1/4 lying North of the center thread of Sprague River.

Section 5: The NE1/4; the E1/2 of the NW1/4 lying East of the center thread of Sprague River.