

2022-000693

Klamath County, Oregon

01/19/2022 08:29:03 AM

Fee: \$107.00

AFTER RECORDING MAIL TO:

J. David Zehntbauer
Dunn Carney LLP
851 SW 6th Avenue, Suite 1500
Portland, OR 97204

DEED OF PARTIAL RECONVEYANCE

File No: **NWREC2201h**

First American Title Insurance Company, hereinafter Successor Trustee, under that certain Deed of Trust dated **June 30, 2004**, executed and delivered by **David Harold Panossian and Teresa Roleen Panossian, as tenants by the entirety**, as grantor, for the benefit of **Sterling Savings Bank** as beneficiary, and recorded **June 30, 2004**, as instrument number **Volume M-04, Page 43062-68**, re-recorded **August 3, 2004**, as instrument number **Volume M-04, Page 50968-74**, in the Mortgage Records of **Klamath County, Oregon**, having received from the beneficiary under said Deed of Trust a written request to reconvey a portion of the real property covered by said Deed of Trust, does hereby, 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 said described portion of the real property covered by said Deed of Trust, to-wit:

See attached Exhibit B (2 pages)

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

Dated: January 19, 2022

TRUSTEE:

First American Title Insurance Company

By:

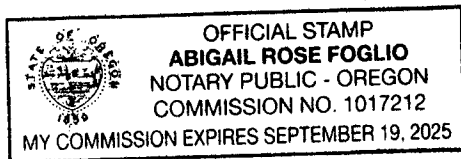

Elizabeth Ann Dulley, Authorized Signer
Reconveyance Coordinator

STATE OF OREGON)

County of Multnomah)

)ss.

This instrument was acknowledged before me on JANUARY 19, 2022 by Elizabeth Ann Dulley as Reconveyance Coordinator of First American Title Insurance Company, a Nebraska corporation, on behalf of the corporation.



A handwritten signature in black ink, appearing to read "Abigail Rose Foglio".

Abigail Rose Foglio
Notary Public for Oregon - Commission No. 1017212
My Commission Expires: September 19, 2025

EXHIBIT B

RELEASED PROPERTY

A parcel of land, being a portion of Parcel 1 as described in Instrument No. 2006-017407 as filed at the Klamath County Clerk's Office, situated in the Southeast one-quarter of the Northwest one-quarter of Section 20, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Beginning at the Northwesterly corner of that parcel of land described in Volume M69 at page 5894, as filed at the Klamath County Clerk's Office, said point also being the intersection of the Southerly right of way line of Daggett Avenue and the Easterly right of way line of Campus Drive; thence along said Easterly right of way line of Campus Drive, South $01^{\circ}47'36''$ West, 58.13 feet to a point of non-tangent curvature; thence leaving said Easterly right of way line, along the arc of a 79.11 foot radius curve to the right through a central angle of $13^{\circ}56'57''$ (the long chord of which bears North $22^{\circ}15'23''$ East, 19.21 feet) and arc distance of 19.26 feet to a point of compound curvature; thence along the arc of a 186.40 foot radius curve to the right through a central angle of $08^{\circ}56'07''$ (the long chord of which bears North $33^{\circ}25'02''$ East, 29.04 feet) and arc distance of 29.07 feet to a point of compound curvature; thence along the arc of a 28.05 foot radius curve to the right through a central angle of $32^{\circ}32'13''$ (the long chord of which bears North $54^{\circ}43'06''$ East, 15.72 feet) an arc distance of 15.93 feet to a point of non-tangency; thence North $83^{\circ}51'00''$ East, 10.88 feet; thence North $06^{\circ}09'00''$ West, 4.82 feet to a point on said Southerly right of way line of Daggett Avenue; thence along said Southerly right of way line, North $88^{\circ}39'54''$ West, 44.59 feet to the point of beginning.

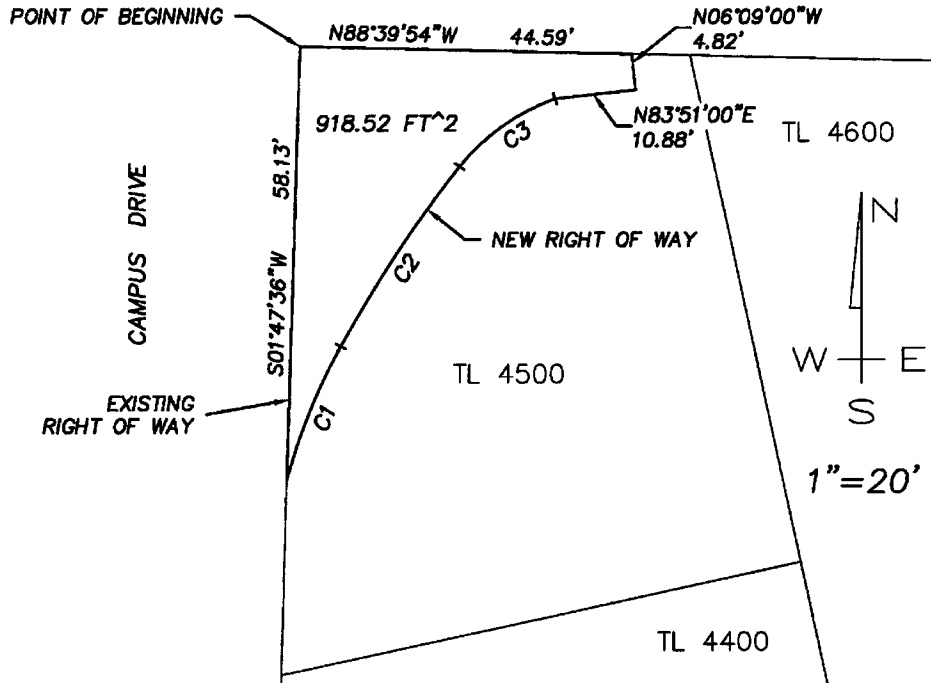
Containing 918.52 square feet, more or less.

Basis of bearings is Grid North of the Oregon Coordinate Reference System (OCRS), Bend to Klamath Falls Zone.

EXHIBIT MAP

RIGHT OF WAY TAKE AT SE CORNER OF CAMPUS DRIVE AND DAGGETT ST
SITUATED IN THE SE1/4 OF THE NW1/4 OF SEC 20, T38S, R09E, W.M.

DAGGETT AVENUE



Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	79.11'	19.26'	13°56'57"	N22°15'23"E	19.21'
C2	186.40'	29.07'	8°56'07"	N33°25'02"E	29.04'
C3	28.05'	15.93'	32°32'13"	N54°43'06"E	15.72'

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Keith R. Rhine

OREGON
JULY 11, 2000
KEITH R. RHINE
58985

RENEWAL DATE: 12-31-22

R-C
RHINE-CROSS
GROUP

RHINE-CROSS GROUP LLC

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