

2022-012771

Klamath County, Oregon

10/27/2022 02:58:02 PM

Fee: \$87.00

After recording, return to:
Arnold Gallagher P.C.
Attn: Benjamin M. Kearney
800 Willamette Street, Suite 800
Eugene, Oregon 97401

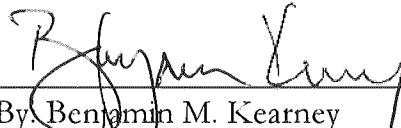
DEED OF RECONVEYANCE

Arnold Gallagher P.C., an Oregon professional corporation, the undersigned trustee under that certain Trust Deed dated June 1, 2022, in which Patricia A. Clickener and Robert R. Clickener, as tenants by the entirety, as Grantors, and Kit D. Kirkpatrick, her successors and/or assigns, as beneficiary, recorded on June 3, 2022, Instrument No. 2022-006976, Klamath County Deeds and Records, having received from the beneficiary under said Trust Deed a written request to reconvey, reciting that the obligations secured by the Trust Deed have been fully satisfied, hereby conveys without warranty, to the persons entitled thereto all of the right, title and interest now held by said trustee in and to the property covered by said Trust Deed, and described as follows:

See Exhibit A attached hereto.

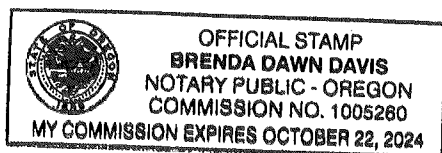
DATED: October 27, 2022

ARNOLD GALLAGHER P.C.


By: Benjamin M. Kearney
Its: Secretary

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on October 27, 2022, by Benjamin M. Kearney who is the Secretary of Arnold Gallagher P.C.



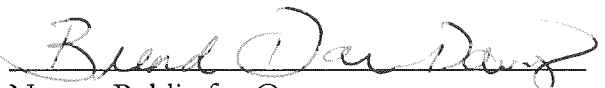

Notary Public for Oregon
My commission expires: 10-22-24

Exhibit "A"
Legal Description

PARCEL 1

All that portion of the NE1/4 of the SE1/4 lying West of the Bly Mountain Cut-off Road and the N1/2 of the SE1/4 of the SE1/4 lying West of Bly Mountain Cut-off Road and the SW1/4 of the SE1/4, SAVING AND EXCEPTING THEREFROM the E1/2 of the SE1/4 of the SW1/4 of the SE1/4 all in Section 34, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The SE1/4 of the NW1/4 and the E1/2 of the SW1/4 of Section 34, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and a tract of land situated in the S1/2 of the S1/2 of the SE1/4 of Section 34, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and in Government Lots 1 and 2 of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the quarter corner common to said Sections 34 and 3; thence North 89° 54' 49" East 990.67 feet to the Southwesterly corner of the E1/2 of the SE1/4 of the SW1/4 of the SE1/4 of said Section 34; thence North 00° 35' 55" East 651.90 feet to the Northwesterly corner of the said E1/2 of the SE1/4 of the SW1/4 of the SE1/4; thence along the North line of the S1/2 of the S1/2 of the SE1/4 of said Section 34, South 89° 55' 28" East 1152.54 feet to the Westerly right of way line of the Bonanza-Bly Mountain Cut-off road; thence following the said right of way line, along the arc of a curve to the right (radius point bears South 54° 34' 15" West 447.47 feet, central angle = 22° 05' 57") 172.59 feet, South 13° 19' 48" East 485.81 feet, and along the arc of a curve to the right (radius point bears South 76° 40' 12" West 379.26 feet, central angle = 02° 59' 24") 19.79 feet to a point on the North line of said Section 3; thence along said North line South 89° 54' 49" West 295.08 feet to a point being South 89° 54' 49" West 600.00 feet from the Northeast corner of said Section 3, said point also being the Northwest corner of that tract of land described in Book 248 at page 464, Deed Records of Klamath County, Oregon; thence South 00° 17' 27" East along the West line of said tract, 528.79 feet to a point on the Westerly right of way line of said Bonanza-Bly Mountain Cut-off Road; thence following said right of way line, along the arc of a curve to the left (radius point bears South 51° 32' 07" East 746.20 feet, central angle = 19° 49' 04") 258.10 feet, and South 18° 38' 49" West 324.80 feet to the Northeasterly corner of that tract of land described in Volume M71, page 9999, Microfilm Records of Klamath County, Oregon; thence North 63° 45' 03" West generally along an existing fence line, 549.83 feet to the Northwesterly corner of said tract, said Northwesterly corner being on the West line of said Government Lot 1; thence, along said West line, North 00° 16' 14" West 409.87 feet; thence North 80 ° 58' 32" West 340.07 feet; thence North 00° 35' 55" East 304.16 feet to a point 50.00 feet Southerly of, measured at right angles to, the North line of said Section 3; thence South 89° 54' 49" West, parallel to said North line, 989.93 feet to the West line of Government Lot 2, thence North 00° 15' 00" West 50.00 feet to the point of beginning.