

2023-005665

Klamath County, Oregon

07/10/2023 11:34:02 AM

Fee: \$87.00

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

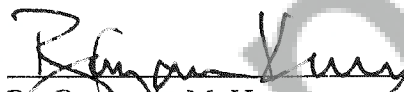
DEED OF RECONVEYANCE

Arnold Gallagher P.C., an Oregon professional corporation, the undersigned trustee under that certain Trust Deed dated March 10, 2022, in which Lyonheart Klamath Falls LLC, an Oregon Limited Liability Company, as Grantor, and Rex Ballenger and Bonnie Ballenger, husband and wife, or the survivor thereof, as Beneficiary, recorded on March 21, 2022, Instrument No. 2022-003459, 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 attached Exhibit A

DATED: July 7, 2023

ARNOLD GALLAGHER P.C.



By: Benjamin M. Kearney

Its: Secretary

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on July 7, 2023, by Benjamin M. Kearney who is the Secretary of Arnold Gallagher P.C.



Notary Public for Oregon

My commission expires: 07/19/2025

Deed of Reconveyance

Exhibit A

A parcel of land lying in Section 29 and 32, Township 39 South, Range 8 East of the Willamette Meridian, being a portion of that real property described on page 659 Volume 259, said parcel more particularly described as follows:

Starting at a steel stake set in a mound of stone, which stake marks the Northeast corner of the SE1/4 SW1/4 Section 29; thence South 89° 19.9' East 1326.07 feet along a well established fence line to a fence corner, which fence corner is the true place of beginning of this description; thence South 0° 53' West, 471.75 feet along a well established fence line to a fence corner; thence North 79° 07' West, 18.53 feet to a fence corner; thence South 0° 53' West 907 feet along a well established fence line to a fence corner; thence South 49° 07' East 23.82 feet to a fence corner; thence South 0° 53' West 1422.99 feet along a well established fence line to a steel stake; thence South 72° 14.4' West 157.54 feet to a steel stake; thence South 0° 53' West 200 feet more or less to a steel stake which lies on the Northerly right of way line of Oregon Highway 66 as constructed; thence North 72° 56.4' East, 444.5 feet along said Highway right of way line to a fence corner; thence North 0° 59.7' East, 2928.52 feet along a well established fence line and line extended to a steel stake; thence North 89° 19.9' West 279.32 feet to the point of beginning.

Deed of Reconveyance