

2024-002416

Klamath County, Oregon

04/01/2024 10:31:01 AM

Fee: \$87.00

AFTER RECORDING

RETURN TO:

Hershner Hunter, LLP

Attn: L. Summers

PO Box 1475

Eugene, OR 97440

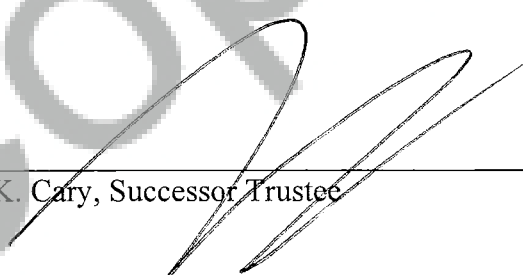
TRUSTEE'S DEED OF RECONVEYANCE

The undersigned Successor Trustee under that certain Trust Deed dated May 9, 2022, executed and delivered by Michael D. Stacey and Erin Stacey, Husband and Wife, 101040 N. Hwy 97, Chemult, OR 97731, Grantors, and recorded on May 13, 2022, as 2022-006105 in the Official Records of Klamath County, Oregon, conveying real property situated in said county described in the Trust Deed, having received from the Beneficiary under said Trust Deed a written request to reconvey, stating the Beneficiary's request for reconveyance and the secured indebtedness having been paid in full, hereby does 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 premises by virtue of said Trust Deed.

Property Address: 101040 N. Hwy 97, Chemult, OR 97731

Legal Description: As described on the attached Exhibit A.

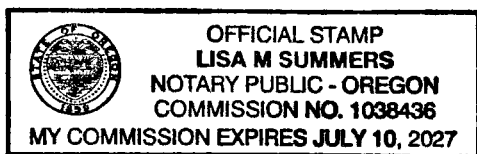
DATED: April 1, 2024.




Nancy K. Cary, Successor Trustee

STATE OF OREGON)
) ss.
COUNTY OF LANE)

The foregoing instrument was acknowledged before me on April 1, 2024, by Nancy K. Cary, Successor Trustee.





Notary Public for Oregon TS #15148.31135
My Commission Expires: 7-10-2027

EXHIBIT A

That portion of the SW1/4 SW1/4 of Section 17, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North along the section line between Sections 17 and 18, 400 feet to the point of beginning; thence East 300 feet; thence North 56 degrees 19' East 360.6 feet; thence North 600 feet; thence West 600 feet to Section line; thence South along Section line 800 feet to the point of beginning.

Together with that certain easement for the purposes of ingress and egress created by deed recorded on April 4, 1956 in Volume 282 page 74, Deed Records of Klamath County, Oregon. Also: Southwest quarter of the Southwest quarter, Section 17, Township 28 South, Range 8 East of the Willamette Meridian.

EXCEPTING THEREFROM the following described portion: commencing at the section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian; thence North, along the Section line between Sections 17 and 18, 400 feet to the point of beginning; thence East 300 feet; thence North 56°19' East, 306.6 feet; thence North 600 feet; thence West 600 feet to the Section line; thence South, along the Section line, 800 feet to the point of beginning.

ALSO EXCEPTING THEREFROM all of the hereinabove described property lying Easterly of U.S. Highway 97, also known as the Dalles-California Highway.

ALSO EXCEPTING THEREFROM Parcel 1 of Minor Partition No. 17-86, filed for record on March 14, 1990, more particularly described as follows:

A parcel of land situated in the Southwest one quarter of Section 17, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the South line of Section 17, said point being 596.21 feet South 89°49'03" East of the Southwest corner of said Section and running North 17°15'26" East 495.23 feet; thence North 83°47'10" East 214.95 feet to the Westerly right-of-way line of Highway No. 97; thence along said right-of-way line, South 17°15'26" West 520.28 feet to the South line of Section 17; thence along the Section line North 89°49'03" West 206.26 feet to the point of beginning.

ALSO EXCEPTING THEREFROM reservations and restrictions of records, rights of way, and easements of record and those apparent on the land, contract and/or liens for irrigation and/or drainage. Conveyance includes all mining and mineral rights.