

2024-007062
Klamath County, Oregon

08/14/2024 01:37:03 PM

Fee: \$87.00

RECORDING REQUESTED BY:

SIMPLIFILE

WHEN RECORDED MAIL TO:

AgWest Farm Credit, PCA
3003 South Fair Lane
Tempe, AZ 85282

Customer No: 1700820540

Space Above This Line For Recorder's Use

DEED OF PARTIAL RECONVEYANCE

AgWest Farm Credit, PCA, successor in interest to Farm Credit West, PCA, Trustee named in, or duly substituted under that certain deed of trust dated December 8, 2021, executed by Aguila G Boys-FH592, LLC, an Oregon Limited Liability Company, AGUILA G-BOYS MR 542, LLC an Arizona Limited Liability Company and AGUILA G-BOYS LK 300, LLC, an Arizona Limited Liability Company, as Grantor, First American Title Insurance Company, an Oregon Corporation, as Trustee, in favor of Farm Credit West, PCA, recorded January 4, 2022, as Document No. 2022-000073 of official records of the County of Klamath, State of Oregon hereby reconveys, without warranty, to the person(s) legally entitled thereto, the following described land in the aforesaid County and State:

For description of real property see Exhibit "A" attached hereto and made a part hereof

together with the appurtenances belonging to the land therein reconveyed. This partial reconveyance is executed at the request of the beneficiary. Said deed of trust remains in full force and effect as to the remaining land and appurtenances described therein not heretofore reconveyed.

Dated: August 2, 2024

AgWest Farm Credit, PCA, successor in interest to Farm Credit West, PCA

By:

Douglas V. Norton
SVP Portfolio Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ARIZONA

COUNTY OF Maricopa

On 8/8/2024, before me, Betty Castro, Notary Public personally appeared Douglas V. Norton

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Betty Castro
Notary Public, State of Arizona

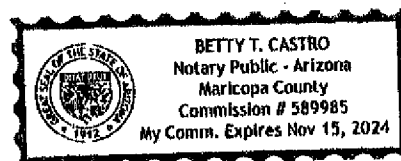


Exhibit "A"

Area of Adjustment 2

An area of land in the Southwest Quarter of Section 31, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

A portion of the land described as Parcel 3 in Deed Document No. 2020-013749, being more particularly described as follows:

Beginning at a 5/8" iron rod marking the Southeast corner of said Section 31; thence along the south section line of said Section, South 89°38'41" West 3159.15 feet; thence leaving said south section line, North 00°21'19" West 30.00 feet to a 5/8" iron rod marking the Southwest corner of the land described in Deed Document No. 2007-016571 and the **True Point of Beginning**; thence along the west boundary line of the land described in said Deed Document, North 00°21'19" West 304.67 feet to a 5/8" iron rod marking the Northwest corner of the land described in said Deed Document; thence along the north boundary line of the land described in said Deed Document, North 89°38'41" East 441.84 feet; thence leaving said north boundary line, North 00°19'34" West 7.03 feet; thence South 89°41'19" West 462.92 feet; thence South 00°24'56" East 312.06 feet to a point on the north right-of-way line of Anderson Road; thence along said north right-of-way line, North 89°38'41" East 20.75 feet to the Point of Beginning.

Containing 0.22 acres, more or less.

The basis of bearing for this legal description is Klamath County Survey No. 8564.