

2024-008188

Klamath County, Oregon

Returned at Counter

AFTER RECORDING, RETURN TO:

Mika N. Bair, Successor Trustee

Blain Law, LLC

517 Main Street

Klamath Falls OR 97601



00333645202400081880020020

09/13/2024 02:13:53 PM

Fee: \$87.00

SEND TAX STATEMENTS TO:

Edwin Lane Anderson

Post Office Box 101

Bonanza OR 97623

DEED OF FULL RECONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, That the undersigned Successor Trustee under that certain Trust Deed dated March 22, 2013, executed and delivered by Edwin Lane Anderson, as Grantor, recorded on March 27, 2013 as Instrument No. 2013-003252 of the Mortgage Records of Klamath County, Oregon, conveying real property situated in Klamath County, Oregon more particularly described as follows:

Out Lots 1, 2, 3 and 4, BOWNE ADDITION TO BONANZA, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon. EXCEPT from Lot 1 all property lying East of the following described line: Beginning at a point 367 feet due West and 317 feet due South of a stake set in a mound of rock being situated South 33°30' East 1182.72 feet from the Northwest corner of the SE1/4 SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and also being the Southwest corner of that certain parcel of land conveyed to Fred D. Hitson and Estell M. Hitson, husband and wife, and William T. Beal and Cora Mae Beal, husband and wife, by said Deed recorded in Volume 223, page 349 of Klamath County Deed records on August 4, 1948; thence South to the point of intersection of the North or right bank of Lost River, and the true point of beginning; thence North to the South line of River Street.

Klamath County Assessor's Parcel No. R-3911-015BO-00300 and
Tax ID No. 607917

More commonly referred to as 31814 River Street, Bonanza,
Oregon 97623

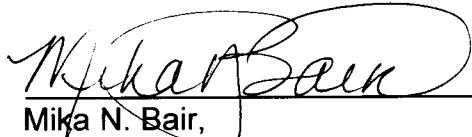
having received from the beneficiary under the Trust Deed a written request to reconvey the estate held by me, reciting that all sums secured by the Trust Deed have been fully paid and performed, hereby do grant, bargain, sell, and convey without warranty, express or implied, to the person or persons legally entitled

thereto, all of the estate held by the undersigned in and to the described premises by virtue of the Trust Deed.

In construing this instrument and whenever its context so requires, the singular includes the plural.

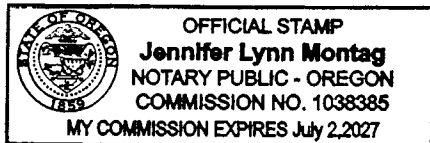
IN WITNESS WHEREOF, the undersigned Successor Trustee has executed this instrument.

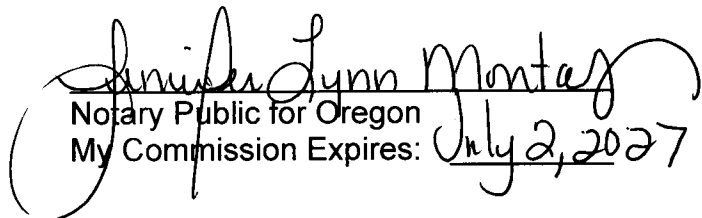
DATED THIS 18th day of September 2024.


Mika N. Bair,
formerly known as Mika N. Blain,
Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 18th day of September 2024, by Mika N. Bair, formerly known as Mika N. Blain, in her capacity as Successor Trustee.




Notary Public for Oregon
My Commission Expires: July 2, 2027