

**2024-008454**

**Klamath County, Oregon**

**09/27/2024 10:11:02 AM**

**Fee: \$92.00**

AFTER RECORDING RETURN TO:

REACH QALICB  
2350 Maywood Drive  
Klamath Falls, OR 97603  
Attn: Jessie Oates

**PARTIAL RECONVEYANCE**


File No: **NCS-721941U-OR1**

First American Title Insurance Company, the undersigned, as Trustee under that Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture dated August 9, 2017, in which REACH, Inc., an Oregon non-profit corporation, is the Grantor, and First American Title Insurance Company is the Trustee, filed for record on August 9, 2017, recording number 2017-008946, in the official records of Klamath County, Oregon, having received from the Beneficiary under said Deed of Trust a written request to reconvey, does hereby reconvey, without warranty, to the person or persons entitled thereto that all of the right, title and interest now held by said Trustee in and to that portion of the property described in said Deed of Trust, situated in Klamath County, Oregon, as 1613 Washburn Way, Klamath Falls, OR 97603, and as more particularly described in Exhibit A attached hereto:

Dated: September 26, 2024

TRUSTEE:


First American Title Insurance Company

By:   
\_\_\_\_\_  
Elizabeth Ann Dulley, Authorized Signer  
Reconveyance Coordinator

STATE OF OREGON                     )  
County of Multnomah               )ss.  
  )

This instrument was acknowledged before me on September 26, 2024 by Elizabeth Ann Dulley as Reconveyance Coordinator of First American Title Insurance Company, a Nebraska corporation.



  
Megan Leigh Errington  
Notary Public for Oregon - Commission No. 1024173  
My Commission Expires: April 26, 2026

**EXHIBIT A**

**1613 WASHBURN WAY, KLAMATH FALLS, OR 97603:**

**PARCEL I:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE SOUTHWEST CORNER OF SECTION 34 AND RUNNING NORTH 00° 28' 30" WEST 168.83 FEET; THENCE NORTH 89° 31' 30" EAST 55.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WASHBURN WAY AND THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY, RUNNING 38.10 FEET ALONG A 35.00 FOOT RADIUS CURVE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 58° 20' 54" EAST 36.24 FEET; THENCE NORTH 89° 31' 53" EAST 172.03 FEET; THENCE SOUTH 00° 28' 07" EAST 159.15 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SHASTA WAY; THENCE ALONG SAID RIGHT OF WAY SOUTH 89° 52' 25" WEST 192.87 FEET; THENCE NORTH 48° 08' 20" WEST 13.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WASHBURN WAY; THENCE ALONG SAID RIGHT OF WAY NORTH 00° 28' 30" WEST 129.98 FEET TO THE POINT OF BEGINNING.

**PARCEL II:**

ACCESS EASEMENTS AS SHOWN BY INSTRUMENT RECORDED MARCH 15, 1993 IN VOLUME M93 PAGE 5282 AND SUPPLEMENTED BY DECLARATION RECORDED JANUARY 31, 1997 IN VOLUME M 97 PAGE 3079.