

2025-007650

Klamath County, Oregon

08/28/2025 08:56:01 AM

Fee: \$92.00

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

DEED OF PARTIAL RECONVEYANCE WITHOUT WAIVER OF DEBT


Arnold Gallagher P.C., an Oregon professional corporation, the undersigned trustee under that certain Trust Deed dated July 6, 2022, in which Angela Cox as to Parcel 1 and Chinquapin, LLC, an Oregon Limited Liability Company as to Parcel 2, as Grantor, and Equity Trust Company Custodian fbo Janet D. Cates IRA, as to an undivided 46.5882% interest, Richard Alan Silverstone, Trustee of the Richard Alan Silverstone Trust under agreement dated July 20, 2020, as to an undivided 28.2353% interest and Gary Fetter, his successors and/or assigns, as to an undivided 25.1765% interest, as Beneficiaries, recorded on July 11, 2022, Instrument No. 2022-008430, Klamath County Deeds and Records, having received from the beneficiary under said Trust Deed a written request for partial reconveyance, does hereby grant and convey to the person or persons legally entitled thereto, without any covenant or warranty, a portion of the estate held by the undersigned in and to the following described real property covered by said Trust Deed, as more specifically described as:

See attached Exhibit A

This reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said Trust Deed.

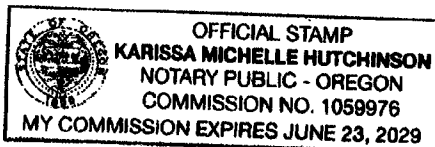
DATED: August 28, 2025


ARNOLD GALLAGHER P.C.


By: Benjamin M. Kearney
Its: Secretary

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on August 28, 2025, by Benjamin M. Kearney who is the Secretary of Arnold Gallagher P.C.




Notary Public for Oregon
My commission expires: 06/23/2029

Deed of Reconveyance

Exhibit A

A parcel of land situate in the SW1/4 of the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point, a #5 steel rod set along the C/4 line of said Section 36 at the Northwest corner of Riddle Acres Subdivision, from which the S/4 corner of Section 36 bears South 00°26'27" West 563.00 feet (South 00°32'00" West as shown on the plat of Riddle Acres); thence continuing along the C/4 Section line, North 00°26'27" East 318.76 feet to a #5 x 48" plastic capped steel rod; thence along a line parallel with the North Line of Riddle Acres, South 89°21'15" East 335.7 feet to a #5 x 48" plastic capped steel rod; thence along a line parallel with the C/4 Section line South 00°26'27" West 288.8 feet to a #5 x 48" plastic capped steel rod; thence along a line parallel with the North line of Riddle Acres, South 89°21'15" East 174.3 feet to a #5 x 48" plastic capped steel rod; thence along a line parallel with the C/4 Section line, South 00°26'27" West 30.0 feet to a #5x30" plastic capped steel rod on the North line of Riddle Acres; thence along the North line of Riddle Acres, North 89°21'15" West 510.0 feet to the point of beginning, as shown on that certain plat of July 1982 made by Raymond E. Oman, PLS, and on file in the records of the Klamath County Surveyor.

Deed of Reconveyance