

2025-009292

Klamath County, Oregon

10/17/2025 10:08:01 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 RECONVEYANCE WITHOUT WAIVER OF DEBT

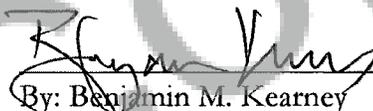
Arnold Gallagher P.C., an Oregon professional corporation, the undersigned trustee under that certain Trust Deed dated August 6, 2025, in which Angela M. Yancey who acquired title as Angela M. Cox, as Grantor, and Equity Trust Company Custodian fbo Janet D. Cates IRA, as to an undivided 46.5882% interest, 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 Beneficiary, recorded on August 12, 2025, Instrument No. 2025-007041, Klamath County Deeds and Records, having received from the beneficiary under said Trust Deed a written request to reconvey, hereby conveys without warranty, to the persons entitled thereto all of the right, title and interest now held by said trustee in and to the property covered by said Trust Deed, and described as follows:

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: October 16, 2025

ARNOLD GALLAGHER P.C.

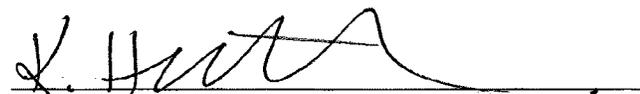
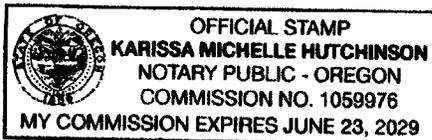


By: Benjamin M. Kearney

Its: Secretary

STATE OF OREGON)
) ss.
COUNTY OF LANE)

This instrument was acknowledged before me on October 16, 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

The SE1/4 SW1/4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

From a starting point commencing on the Southeasterly boundary of Main Street, extended, 15 feet Southwesterly from the intersection of the Southerly boundary of the N1/2 NW1/4 SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian (said Southerly boundary being also the Southerly boundary line of the Ranger Station in Crescent, Oregon) and the said Southeasterly boundary of Main Street, extended; thence Southeasterly and at right angles with said Main Street, extended, a distance of 90 feet; thence Southwesterly parallel with said Main street, extended, a distance of 88 feet; thence Northwesterly and at right angles with said Main Street, extended, a distance of 90 feet, to the Southeasterly boundary of said Main Street, extended; thence Northeasterly along the Southeasterly boundary of said Main Street, extended, a distance of 88 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM A parcel of land situate in the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Southeasterly boundary of Main Street, extended, 15 feet Southwesterly from the intersection of the Southerly boundary of the N1/2 NW1/4 SE1/4 SW1/4 of said Section 30 (said Southerly boundary being also the Southerly boundary line of the Ranger Station in Crescent, Oregon) and the Southeasterly boundary of Main Street, extended, said point marked with a 3-1/4" diameter brass cap; thence South 39°37'41" West 88.04 feet upon the Southeasterly boundary of Main Street, extended to a 5/8" diameter rebar; thence South 50°28'17" East 65.20 feet to an orange plastic cap marked with LS2253 set atop a 5/8" diameter rebar being the POINT OF BEGINNING; thence North 84°18'23" East 35.27 feet to a point; thence South 39°37'41" West 25.04 feet to a point; thence North 50°28'17" West 24.80 feet to the Point of Beginning and terminus of this description.

TOGETHER WITH a parcel of land situate in the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Southeasterly boundary of Main Street, extended, 15 feet Southwesterly from the intersection of the Southerly boundary of the N1/2 NW1/4 SE1/4 SW1/4 of said Section 30 (said Southerly boundary being also the Southerly boundary line of the Ranger Station in Crescent, Oregon) and the Southeasterly boundary of Main Street, extended, said point marked with a 3-1/4" diameter brass cap; thence South 39°37'41" West 88.04 feet upon the Southeasterly boundary of Main Street, extended, to a 5/8" diameter rebar; thence South 50°28'17" East 65.20 feet to an orange plastic cap marked with LS2253 set atop a 5/8" diameter rebar; thence North 84°18'23" East 35.27 feet to the POINT OF BEGINNING; thence North 39°37'41" East 62.98 feet; thence South 50°27'41" East 10.00 feet to an orange plastic cap marked with LS2253 set atop a 5/8" diameter rebar; thence South 39°37'41" West 52.89 feet to an orange plastic cap marked with LS2253 set atop a 5/8" diameter rebar; thence South 84°18'23" West 14.23 feet to the Point of Beginning and terminus of this description.

Deed of Reconveyance