

2013-011266

Klamath County, Oregon



00143280201300112660020025

10/04/2013 08:38:24 AM

Fee: \$42.00

RECORDING REQUESTED BY;  
REJECTIONS TO BE RETURNED TO:  
U.S. Bank, Commercial Loan Servicing  
P.O. Box 5308  
Portland, OR 97228

When Recorded, Mail To:  
FREMONT MILLWORK CO.  
2949 ONYX AVE  
KLAMATH FALLS OR 97603

---

DEED OF RECONVEYANCE

Prepared by: Sokhom Chhing File #02-248334-216 Ctr #0013155  
U.S. Bank Trust Company, National Association, whose address is 800 Nicollett Mall, Minneapolis, MN 55402, trustee under that certain Line of Credit Deed of Trust ("Trust Deed"), executed and delivered by FREMONT MILLWORK CO. whose address is 2949 ONYX AVE, KLAMATH FALLS OR 97603, as grantor, dated as of October 22, 1999, recorded on October 28, 1999 as No. n/a, Vol M99, Page 43006, in the Mortgage Records of Klamath County, Oregon.

LEGAL DESCRIPTION: See attached Exhibit A

Having received from the beneficiary, U.S. Bank National Association, whose address is 800 Nicollett Mall, Minneapolis, MN 55402, under said Trust Deed a written request to reconvey, reciting that the obligation(s) secured by said Trust Deed has been fully paid and performed, hereby does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to said premises by virtue of said Trust Deed.

IN WITNESS WHEREOF, the undersigned trustee has executed this Deed as of September 27, 2013.

TRUSTEE

U.S. Bank Trust Company, National Association

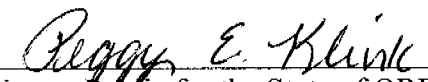
BY: 

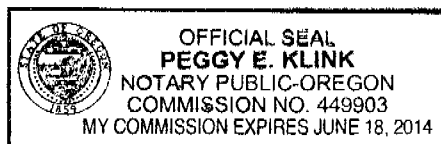
Michael Nuzbrak, Assistant Commercial Officer

State of OREGON

County of Multnomah

This instrument was acknowledged before me on this 27th day of September, 2013 by Michael Nuzbrak, Assistant Commercial Officer of U.S. Bank Trust Company, National Association.

  
Notary Public for the State of OREGON



## EXHIBIT A

The following described real property situate in Klamath County, Oregon:

### PARCEL 1:

A parcel of land lying in the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 E.W.M., as follows:

Starting at an iron bolt set in a pavement vault which bolt marks the Northwest corner of Section 10; thence S. 0°07'30" E. 1342.84 feet to the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 10; thence S. 0°07'30" E. 2.10 feet to the centerline of Onyx Avenue; thence S. 89°35'30" E. 62.05 feet along the centerline of Onyx Avenue; thence N. 0°02'15" W. 30 feet to an iron pin which lies at the intersection of the Easterly right of way line of Washburn Way with the Northerly right of way line of Onyx Avenue; thence S. 89°35'30" E. 1004.91 feet along the Northerly right of way line of Onyx Avenue to an iron pin, said iron pin marking the true point of beginning of this description; thence N. 0°05'36" W. 170.40 feet to an iron pin; thence N. 89°30' W. 150 feet to an iron pin; thence S. 0°05'33" E. 170.64 feet more or less to an iron pin lying on the Northerly right of way line of Onyx Avenue; thence S. 89°35'30" E. 150 feet along the Northerly right of way line of Onyx Avenue to the true point of beginning.

### PARCEL 2:

A parcel of land lying in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin in a pavement vault which marks the Northwest corner of Section 10; thence S. 0°07'30" E. along the Westerly line of Section 10, 1342.84 feet to a nail and brass disc set in pavement, said disc marked RE 3641, and said nail and disc marking the Southwest corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 10; thence S. 89°30' E. 1317.01 feet along the South line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 10 to a nail set in a railroad tie, said nail set by F. Z. Howard, County Surveyor, in September 1955 to mark the Southeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 10; thence N. 89°35'30" W. 50 feet along the centerline of Onyx Street, as constructed; thence N. 0°05'40" W. along the Westerly line of the Great Northern Railway (now Burlington Northern Railway) right of way line, as protracted, 30 feet to an iron pin and brass disc, said disc marked RE 3641, said pin and disc marking the true point of beginning of this description; thence N. 89°35'30" W. and parallel to the center line of Onyx Street, as constructed, 200 feet; thence N. 0°05'40" W. 170.39 feet; thence S. 89°30' E. 200 feet to an iron pin lying on the Westerly right of way line of aforementioned railway, said iron pin having been set by F. Z. Howard, in September 1955, to mark the Northeast corner of Fremont Glass and Millwork Company property; thence S. 0°05'40" E. along said railway right of way line 170.08 feet to the true point of beginning.

SAVING AND EXCEPTING THEREFROM any portion of the above mentioned property lying within the limits of Onyx Street and the Great Northern Railway.