

2015-010938

Klamath County, Oregon



00176831201500109380030039

10/05/2015 09:11:54 AM

Fee: \$52.00

**RECORDING REQUESTED BY:**

WELLS FARGO BANK,  
NATIONAL ASSOCIATION  
BBSG San Antonio Loan Ops  
PO Box 659713  
San Antonio, TX 78265-9827  
Ernie Martinez / 210-856-7319

**WHEN RECORDED MAIL TO:**

FRANK M GRAVES  
MARYANNE GRAVES  
14784 E PARADISE DR  
FOUNTAIN HILLS, AZ 85268-6155

Job #: 412976418

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**FULL RECONVEYANCE**

WHEREAS, Wells Fargo Financial National Bank as duly authorized Trustee under Deed of Trust executed by **Frank M Graves and Maryanne Graves, Husband and Wife** ("Grantor") for the benefit of **Wells Fargo Bank, National Association** ("Beneficiary" & "Lender"), dated **August 24, 2005** and filed for record in the office of **Klamath County, State of Oregon** recorded on **August 26, 2005** as Instrument Number: **M05-62879**, in Book (Reel): **NA**, at Page (Image): **NA** of said Official Records.

Legal Description: See Exhibit A

The Real Property address is commonly known as: **2919 E Eberlein Street, Klamath Falls, OR 97603**.  
The Real Property tax identification number is: **R444344, R444353**.

NOW THEREFORE, **Wells Fargo Financial National Bank** having been requested in writing by holder of the obligations thereunder to make this reconveyance by reason of all indebtedness secured by said Deed of Trust being fully satisfied, and said Deed of Trust and the Note (s) secured thereby having been surrendered to said Trustee for cancellation, DOES HEREBY RECONVEY, without warranty, to THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, all the estate now held by it thereunder in and to the property situated in said Klamath County, the State of Oregon.

IN WITNESS WHEREOF, **Wells Fargo Financial National Bank** as such Trustee, has caused its corporate name to be hereto affixed by its duly authorized representative this 24th day of September, 2015.

**Wells Fargo Financial National Bank**  
("Trustee")

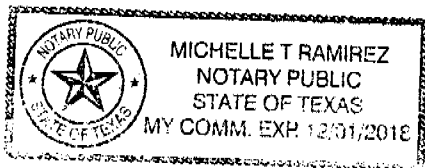
By 

Name: Richard Gonzalez  
Title: Assistant Vice President

TRUSTEE ACKNOWLEDGEMENT

State of Texas                    )  
  ) ss.  
County of Bexar                )

On this 24th day of September, 2015, before me, the undersigned Notary Public, personally appeared Richard Gonzalez and known to me to be the Assistant Vice President, authorized agent for Wells Fargo Financial National Bank, a national banking association, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said national banking association, duly authorized by the national banking association through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument.



Notary Signature: Michelle T. Ramirez  
Notary's name: Michelle T. Ramirez  
My commission expires: 12-1-18

## EXHIBIT A

Real property in the County of Klamath, State of Oregon, described as follows:

That portion of the following described parcel lying East of the East line of vacated Applewood Street deeded to the City of Klamath Falls in Deed Volume M76 page 10767, Deed records of Klamath County, Oregon, and recorded July 15, 1976, located in the SW 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

A tract of land 320 feet wide North and South, in Enterprise Tracts No. 38A and No. 41B, and lying North of the North line of the County road known as Eberlein Avenue and bounded on the North by the Northerly line of Wantland Avenue of Darrow Addition to the City of Klamath Falls, Oregon, extended East to the right of way of the U. S. R. S. Canal; also, such fragment of Enterprise Tracts No. 30 lying South of the U. S. R. S. Canal, as may remain after conveyance heretofore made by Enterprise Land and Investment Company to the U. S. R. S. for right of way, and to Klamath County, Oregon, for road purposes, together with vacated portions of Allendale and Applewood Streets described in Parcels 1 and 2 in Volume 70 page 4511, Deed records of Klamath County, Oregon, recorded June 5, 1970 in the SW 1/4 Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING HOWEVER, rights of way of roads known as the extension of Eberlein Avenue and Washburn Way.

EXCEPTING ALSO that certain parcel of land deeded by Alfred D. Collier and Ethel F. Collier, husband and wife to Geo. H. Merryman and Mabel C. Merryman, husband and wife and George H. Merryman, Jr. and Elizabeth F. Merryman, husband and wife, recorded May 2, 1941 in Book 137 page 359, Deed records of Klamath County, Oregon.

EXCEPTING ALSO that certain parcel of land deeded by Alfred D. Collier and Ethel F. Collier, husband and wife to Klamath County, Oregon, recorded May 11, 1941 in Book 137 page 542, Deed records of Klamath County, Oregon, BUT INCLUDING ALSO the rights and privileges reserved in deed to Alfred D. Collins and Ethel F. Collier, said land being deeded to Klamath County, Oregon, for the use as a county road as therein set forth.

Tax Parcel Number: 444344