

2016-010094

Klamath County, Oregon



00192698201600100940020022

09/23/2016 09:13:29 AM

Fee: \$47.00

RECORDING REQUESTED BY;
REJECTIONS TO BE RETURNED TO:
U.S. Bank
Lending & Foreign Exchange Services
P.O. Box 5308
Portland, OR 97228

When Recorded, Mail To:
BRENT R. BUDDEN
1515 SOUTH 6TH STREET
KLAMATH FALLS OR 97601

DEED OF RECONVEYANCE

Prepared by: Stephani Mongelli File #02-551211-59 Ctr #0013114
U.S. Bank Trust Company, National Association, whose address is 800 Nicollett Mall, Minneapolis, MN 55402, trustee under that certain Oregon Line of Credit Trust Deed, Security Agreement and Assignment of Rents and Leases (Including Fixture Filing Under Uniform Commercial Code) ("Trust Deed"), executed and delivered by BRENT R. BUDDEN whose address is 1515 SOUTH 6TH STREET, KLAMATH FALLS OR 97601, as grantor, dated as of May 18, 2009, recorded on May 26, 2009 as No. 2009-007291, Book n/a, Page n/a, in the Mortgage Records of Klamath County, Oregon.

LEGAL DESCRIPTION:SEE 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 15, 2016.

TRUSTEE

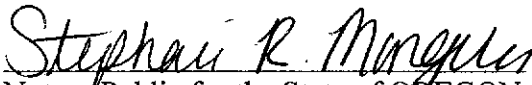
U.S. Bank Trust Company, National Association

BY: 
Tracy K. Kraus, Assistant Commercial Officer

State of OREGON

County of Multnomah

This instrument was acknowledged before me on this 15th day of September, 2016 by Tracy K. Kraus, Assistant Commercial Officer of U.S. Bank Trust Company, National Association.


Notary Public for the State of OREGON

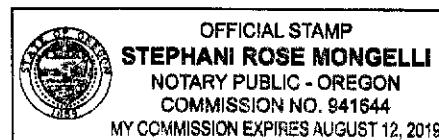


EXHIBIT A

Grantor/Trustor: Brent R. Budden

Trustee: U.S. BANK TRUST COMPANY, N.A.

Beneficiary: U.S. BANK N.A.

Legal Description of Land:

1515 South 6th Street, Klamath Falls, OR, 97601; More fully described as follows:

Parcel A:

Lots 22 and 23, Block 18, SECOND RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. EXCEPT the Northerly 15 feet of said Lot 23.

CODE: 001 MAP: 3809-033CB TL: 01800 KEY: 611573

835 Market Street, Klamath Falls, OR, 97601; More fully described as follows:

Parcel B:

Lots 28, 29, 30 and the North 40 feet of Lot 27, Block 18, SECOND ADDITION TO RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 001 MAP: 3809-033CB TL: 01200 KEY: 611671
CODE: 001 MAP: 3809-033CB TL: 01300 KEY: 611706
CODE: 001 MAP: 3809-033CB TL: 01400 KEY: 611715
CODE: 001 MAP: 3809-033CB TL: 08800 KEY: 478423

711 Market Street, Klamath Falls, OR, 97601; More fully described as follows:

Parcel C:

Lots 38, and 39, Block 18, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 001 MAP: 3809-033BC TL: 09200 KEY: 478450

473 North Spring Street, Klamath Falls, OR, 97601; More fully described as follows:

Parcel D:

All of Lot 10 and portions of Lots 8 and 9, Block 8, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, lying Southerly of the extension of a line running Northeasterly and Southwesterly located in the center of the common wall separating the building located substantially on said Lot 8 and the building located substantially on said Lots 8 and 10, said line being more particularly described as follows:

Beginning at a point on the West line of Lot 9, said point being South 00° 21' East, a distance of 0.32 feet from the Northwest corner of Lot 9; thence North 85° 20' 48" East along the centerline of said common wall and its Northeasterly and Southwesterly extensions, a distance of 135.20 feet to a point on the East line of Lot 8, a distance of 0.04 feet Northwesterly from the Southeast corner of Lot 8.

CODE: 001 MAP: 3809-033BC TL: 00100 KEY: 415349