

2017-011174

Klamath County, Oregon



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10/03/2017 08:08:31 AM

Fee: \$47.00

RECORDING REQUESTED BY:

WELLS FARGO BANK,
NATIONAL ASSOCIATION
BBOCS - San Antonio Collateral
Department
P.O. Box 659713
San Antonio, TX 78265-9827
Attn:

WHEN RECORDED MAIL TO:

SHEREE WINGER EVERETT
981 WILD PLUM ALY
KLAMATH FALLS, OR 97601-1976

Job #: 2063348574/ Angie Johnson

FULL RECONVEYANCE

WHEREAS, Wells Fargo Financial National Bank as duly authorized Trustee under Deed of Trust executed by EVERETT VETERINARY HOSPITAL & BOARDING HOUSE, INC., AN OREGON CORPORATION ("Grantor") for the benefit of Wells Fargo Bank, National Association ("Beneficiary" & "Lender"), dated September 8, 2011 and filed for record in the office of Klamath County, State of Oregon recorded on October 11, 2011 as Instrument Number: 2011-011286, in Book (Reel): N/A, at Page (Image): N/A of said Official Records (together with any and all modifications or amendments thereto, the "Deed of Trust").

Legal Description:

All of that certain real property with tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Parcel 1: Lots 1 and 2 in Block 94, Klamath Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: Lots 3 in Block 94, Klamath Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND BEING the same property conveyed to Everett Veterinary Hospital, an assumed business name of Sheree Everett and Doug Everett from Pacific Linen-Mechanics Uniform Service, Inc., an Oregon corporation by Warranty Deed dated February 16, 1999 and recorded February 16, 1999 in Deed Book M99, Page 5346; AND FURTHER CONVEYED to Everett Veterinary Hospital & Boarding House, Inc., an Oregon corporation from Douglas R. Everett and Sheree W. Everett by Bargain and Sale Deed dated February 21, 2008 and recorded February 26, 2008 in Instrument No. 2008-002430.

The Real Property address is commonly known as: 632 OAK AVENUE, KLAMATH FALLS, OR 97601. The Real Property tax identification number is: R477237.

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 25 day of Sept., 2017.

Wells Fargo Financial National Bank
("Trustee")

By [Signature]
Name: Sandra Peterson
Title: Assistant Vice President

TRUSTEE ACKNOWLEDGEMENT

State of Texas)
) ss.
County of Bexar)

On this 25th day of Sept., 2017, before me, the undersigned Notary Public, personally appeared Sandra Peterson 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: [Signature]
Notary's name: Angela Nava-Martinez
My commission expires: 8.13.19

