

2018-002175

Klamath County, Oregon



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02/27/2018 08:49:24 AM

Fee: \$52.00

RECORDING REQUESTED BY:

WELLS FARGO BANK,
NATIONAL ASSOCIATION
PO BOX 659713
SAN ANTONIO, TX 78265

WHEN RECORDED MAIL TO:

GLN MANAGEMENT, INC.
MELVIN D. FERGUSON
ATTORNEY AT LAW
514 WALNUT AVE
KLAMATH FALLS, OR 97601-6155

Job #: 112018602-MM

FULL RECONVEYANCE

WHEREAS, **Wells Fargo Financial National Bank** as duly authorized **Trustee** under Deed of Trust executed by **GLN MANAGEMENT, INC., AN OREGON CORPORATION, AN ESTATE IN FEE SIMPLE** ("Grantor") for the benefit of **Wells Fargo Bank, National Association** successor by consolidation with **WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION**, ("Beneficiary" & "Lender"), dated **DECEMBER 23, 2003** and filed for record in the office of **KLAMATH** County, State of **Oregon** recorded on **JANUARY 7, 2004** as Instrument Number: **N/A**, in Book (Reel): **M04**, at Page (Image): **00817** of said Official Records (together with any and all modifications or amendments thereto, the "Deed of Trust").

Legal Description: **BEGINNING AT A POINT ON THE NORTHERLY LINE OF MAIN STREET, WHICH IS SOUTH (SEE COMPLETE LEGAL ON EXHIBIT "A")**

The Real Property address is commonly known as: **1945 MAIN STREET, KLAMATH FALLS, OR 97601**. The Real Property tax identification number is: **R374366**.

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 14 day of FEBRUARY, 2018.

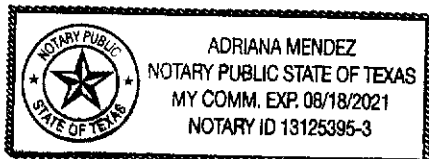
Wells Fargo Financial National Bank
("Trustee")

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

TRUSTEE ACKNOWLEDGEMENT

State of TEXAS)
) ss.
County of BEXAR)

On this 14 day of FEBRUARY 2018 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: Adriana Mendez
My commission expires: 08/18/2021

Exhibit "A"

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

Parcel 1:

Beginning at a point on the Northerly line of Main Street, which is South 89°18' East a distance of 862.2 feet along the Northerly line of Main Street from the Southeast corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon; thence North 0°42' East a distance of 254.5 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence South 68° 52' East and parallel with the Southwesterly line of said canal right of way and 20 feet distant Southwesterly at right angles therefrom a distance of 52.6 feet, more or less, to a point; thence South 0°42' West a distance of 234.5 feet, more or less to the Northerly line of Main Street; thence North 89°18' West along the Northerly line of Main Street a distance of 50 feet to the place of beginning, and

Beginning at a point on the Northerly line of Main Street, which is 89°18' East a distance of 912.2 feet along the Northerly line of Main Street from the Southeast corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 0°42' East a distance of 234.5 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence South 75°22 1/2 ' East parallel with the Southwest line of said canal right of way and 20 feet distant Southwesterly at right angles therefrom a distance of 55 feet, more or less, to the Northwest corner of that parcel of land deeded to Dr. A. A. Soule, April 24, 1923; thence in a Southerly direction and parallel to Mortimer Avenue, a distance of 214.8 feet, more or less, to the Northerly line of Main Street; thence Westerly along the Northerly line of Main Street a distance of 50 feet to the place of beginning.

Parcel 2:

Beginning at a point which is South 89°19 East a distance of 1062.2 feet, East along the Northerly line of Main Street from the Southeasterly corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon; thence North 0°42' East a distance of 191.25 feet to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U. S. Reclamation Service Main Canal Right of Way; thence in a Northwesterly direction and parallel with the Southwesterly line of said canal right of way and 20 feet distant at right angles therefrom a distance of 101.25 feet, more or less, to a point; thence South 0° 42' West a distance of 214 feet, more or less to the Northerly line of Main Street; thence South 89°18" East a distance of 100 feet to the place of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S 1/2 of the SE 1/4 of the SW 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian.

Parcel 3:

Beginning at a point which is South 89°18' East a distance of 1067.2 feet along the Northerly line of Main Street from the Southeasterly corner of Block 57 of Second Hot Springs Addition to the City of Klamath Falls, Oregon

In the County of Klamath, State of Oregon; thence North 0°42' East a distance of 185.75 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S. Reclamation Service Main Canal right of way; thence in a Northwesterly direction and parallel with the Southwesterly line of the said canal right of way and 20 feet distant at right angles therefrom a distance of 5.18 feet to the Northeast corner of that piece of land deeded to Eve Soule by Herbert Lang and Jennie Lang, as recorded in Volume 105 at Page 47 of Klamath County Deed Records; thence South 0°42' West a distance of 187.15 feet, more or less, to a point of the Northerly line of Main Street; thence South 89° 18' East along the Northerly line of Main Street a distance of 5.0 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S 1/2 SE 1/4 SW 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian.

Tax Parcel Number: R374366