

2019-008895

Klamath County, Oregon



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08/06/2019 01:07:21 PM

Fee: \$92.00

RECORDING REQUESTED BY:

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

WHEN RECORDED MAIL TO:

**ABC OUR PLACE TO GROW, LLC
1401 MARVIN RD NE
307-254
LACEY, WA 98516-5710**

Job #: 1533232656

FULL RECONVEYANCE

WHEREAS, Wells Fargo National Bank West, formerly known as Wells Fargo Financial National Bank, as duly authorized Trustee under Deed of Trust executed by Allen L. Deutscher and Marijke M. Deutscher, as Tenants by the Entirety ("Grantor") for the benefit of Wells Fargo Bank, National Association ("Beneficiary" & "Lender"), dated March 2, 2016 and filed for record in the office of Klamath County, State of Oregon recorded on March 9, 2016 as Instrument Number: 2016-002592, 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:

The following described property in Klamath County, Oregon:

A Tract of land 320 feet wide North and South, in ENTERPRISE TRACTS NO. 38 AND 41B, and lying North of the North line of the county road known as the extension of 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 Alandale and Applewood Streets described as Parcels 1 and 2 in Volume M70 Page 4511, Klamath County, recorded June 5, 1970, in the SW 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING HOWEVER, those certain parcels heretofore conveyed to the United States of America for right of way of the main canal and "B" lateral of the United States of America Irrigation System, and to Klamath County, Oregon, for 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 at 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 at Page 542, Deed Records of Klamath County, Oregon, BUT INCLUDING ALSO the right and privileges reserved in said deed to Alfred D. Collier and Ethel F. Collier, said land being deeded to Klamath County, Oregon, for the use as a county road as therein set forth.

EXCEPT that portion lying East of the centerline of vacated Alandale Street.

The Real Property address is commonly known as: **2609 Eberlein Ave, Klamath Falls, OR 97603**. The Real Property tax identification number is: **R895199**.

NOW THEREFORE, **Wells Fargo National Bank West** 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 National Bank West as such Trustee, has caused its corporate name to be hereto affixed by its duly authorized representative this 30 day of July, 2019.

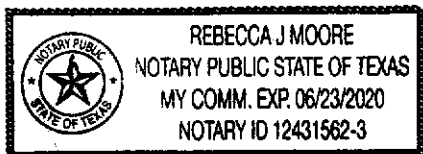
Wells Fargo National Bank West
("Trustee")

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

TRUSTEE ACKNOWLEDGEMENT

State of Texas)
) ss.
County of Bexar)

On this 30 day of July, 2019, 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 National Bank West, 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]
Print name of Notary: Rebecca J Moore
My commission expires: 6-23-2020