

**2020-000840**

**Klamath County, Oregon**

01/22/2020 09:07:13 AM

Fee: \$87.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE*

**AFTER RECORDING RETURN TO:**

WILLIAM G VALEZ

SUSAN B VALEZ

PMB 161 314 S 7TH STREET

KLAMATH FALLS, OR 97601

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

DEED OF FULL RELEASE AND RECONVEYANCE

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

WILLIAM G. VALEZ and SUSAN B. VALEZ

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

LAWYERS TITLE INSURANCE

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 100,000.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

WILLIAM G VALEZ, SUSAN B VALEZ

PMB 161 314 S 7TH STREET

KLAMATH FALLS, OR 97601

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE: ☒ FULL

(If applicable) ☐ PARTIAL

**7) The amount of the monetary  
obligation imposed by the order  
or warrant. ORS 205.125(1)(c)**

\$ 100,000.00

**8) If this instrument is being Re-Recorded, complete the following statement, in  
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF \_\_\_\_\_**

TO CORRECT \_\_\_\_\_

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE  
NUMBER \_\_\_\_\_."

RECORDING REQUESTED BY:

LoanCare Account Servicing

Account No. 25500600016173

AFTER RECORDING, PLEASE MAIL TO:

WILLIAM G. VALEZ

SUSAN B. VALEZ

PMB 161 314 S 7TH STREET

KLAMATH FALLS, OR 97601

THE BLANK SPACE ABOVE IS RESERVED FOR THE COUNTY RECORDER.

**DEED OF FULL RELEASE AND FULL RECONVEYANCE**

WHEREAS, the undersigned Trustee or Successor Trustee under that certain Deed of Trust dated AUGUST 3, 2004 and EXECUTED BY:

WILLIAM G. VALEZ and SUSAN B. VALEZ, as Trustor, and

FRED A. WALLACE and PATRICIA A. WALLACE, as Beneficiary

TO: LAWYERS TITLE INSURANCE, as Trustee, and:

RECORDED on 08/16/2004 in Book No. M04, at Page 53766 of Official Records in the Office of the County Recorder in the County of KLAMATH, State of Oregon.


**Pursuant to O.R.S. § 86.720. (1)** Having received from the beneficiary under said trust deed a written request to reconvey, reciting that the obligation secured by said deed of trust has been fully paid and performed, hereby does grant, bargain, sell and convey, but without any warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to said described property by the virtue of said deed of trust.

IN WITNESS WHEREOF, the undersigned trustee has caused its corporate name to be signed hereunder by its officer(s) duly authorized thereunto by order of its Board of Directors.

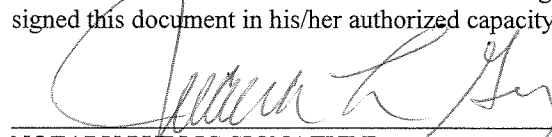
DATED: January 16, 2020

LAWYERS TITLE INSURANCE

State of Arizona }  
County of Maricopa } SS:

  
\_\_\_\_\_  
Jackie Paparelli, Asst. Secy. Seller Finance Division Manager

On this day, Thursday, January 16, 2020, before me personally appeared Jackie Paparelli, whose identify was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed this document in his/her authorized capacity.

  
\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

