

2020-002656

Klamath County, Oregon

03/03/2020 08:23:10 AM

Fee: \$92.00

Record & Return To:
Corporation Service Company
P.O. Box 3008
Tallahassee, FL 32315-3008
800-645-0683
Prepared by: David Anderson

Loan #: 044711-1711803283
Deal Name: Arbor Commercial Mortgage - Asset
Management
OR, Klamath

S695617SAT
REF175280067

FULL RECONVEYANCE OF MULTIFAMILY DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

L741503T

FOR VALUABLE CONSIDERATION RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Kevin P. Moran, Trustee authorized to conduct business in the state and having been requested in writing by the holder of the obligation secured by the instrument identified as the MULTIFAMILY DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT, by AGT Apartments LLC, 1128 Tamera Drive, Klamath Falls, OR, 97603 (collectively the "Borrower") to reconvey the estate granted to the Trustee under said instrument, based on CONSIDERATION RECEIVED, does hereby reconvey, release and remise to the person or persons legally entitled thereto, all the estate, title and interest acquired by Trustee under said instrument as described below recorded in Klamath County, OR:

Original Lender: Arbor Commercial Funding I, LLC,
Instrument #: 2010-007061
Loan Amount: \$950,000.00
Original Trustee: Chicago Title Insurance Company of Oregon
Legal description is attached hereto and made a part thereof.

The party executing this instrument is the present holder of the document described herein.

IN WITNESS WHEREOF, this instrument was executed and delivered by the undersigned on 2/28/2020.

Kevin P. Moran, Trustee


By: 

Name: Kevin P. Moran
Title: Attorney At Law

State of Washington
County of Kitsap

I certify that I know or have satisfactory evidence that Kevin P. Moran is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Attorney At Law of Kevin P. Moran, Trustee to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/28/2020


Notary Public: Jacob A. Hamm
My commission expires: 4/29/2021

NOTARY PUBLIC
STATE OF WASHINGTON
JACOB A. HAMM
COMMISSION EXPIRES 04/29/2021
COMM LIC# 166000

EXHIBIT A

DESCRIPTION OF THE LAND

A tract of land situated in the SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the initial point on the South right of way line of Bristol Avenue, from which the Northwest corner of Tract No. 1026 bears North 89°32'55" East 520.00 feet and S-N-S 1/256 corner bears South 89°38' West 916.15 feet and North 30.00 feet by Deed; thence North 89°32'55" East along said right of way, 260.00 feet, to the Northwest corner of that tract of land described in Volume M87, page 14676, Microfilm Records of Klamath County, Oregon; thence, along the boundaries of said tract and that tract described in Volume M96, page 19616, Microfilm Records of Klamath County, Oregon, South 00°27'05" East 295.00 feet and North 89°32'55" East 150.00 feet; thence South 00°27'05" East 120.00 feet; thence North 89°32'55" East 126.30 feet, to the Westerly boundary of Tract 1026 - THE MEADOWS, a duly recorded subdivision; thence along said boundary South 22°42'12" East 79.24 feet and South 37°56'58" East 89.06 feet; thence along the Northerly right of way line of the U.S.B.R. 1-C-3-B Drain, South 47°42'00" West 152.16 feet; thence along the Northerly right of way of the U.S.B.R. F-7 (A-3-C) Lateral, North 59°30'00" West 811.30 feet to the Westerly line of that property described in Deed Volume 284, page 485, Deed Records of Klamath County, Oregon; thence following said Westerly line; North 00°27'05" West 61.45 feet, North 67°54'55" East 202.89 feet and North 00°27'05" West 107.00 feet to the point of beginning.

TOGETHER WITH an easement as evidenced by Warranty Deed dated June 14, 1976, recorded June 28, 1976, in Volume M76, page 9724, Microfilm Records of Klamath County, Oregon, and an easement as evidenced by Warranty Deed dated November 6, 1978, recorded November 20, 1978, in Volume M78, page 26188, Microfilm Records of Klamath County, Oregon.