

2020-003479

Klamath County, Oregon



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03/20/2020 12:24:23 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

WHEN RECORDED MAIL TO:

2933 GREENSPRINGS DRIVE, LLC
1550 W COLORADO BLVD
PASADENA, CA 91105-1415

Job #: 1455812031 / SB

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 by 2933 Greensprings Drive, LLC, AN OREGON LIMITED LIABILITY COMPANY ("Grantor") for the benefit of Wells Fargo Bank, National Association ("Beneficiary" & "Lender"), dated February 6, 2015 and filed for record in the office of Klamath County, State of Oregon recorded on February 18, 2015 as Instrument Number: 2015-001396, in Book (Reel): NA, at Page (Image): NA of said Official Records (together with any and all modifications or amendments thereto, the "Deed of Trust").

Legal Description:

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath Falls, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Parcel 3 as described in Deed Volume 2007-002371 (on file at the Klamath County Clerk's Office), from which the North one quarter corner of said Section 8 Bears North $48^{\circ}51'12''$ East 2627.90 feet; thence along the Northwestern line of said Parcel 3, along the arc of a 2259.66 foot radius curve to the left, through a central angle of $03^{\circ}47'28''$ (the long chord of which bears North $43^{\circ}55'39''$ East 149.50 feet) an arc distance of 149.53 feet; thence leaving said Northwestern line South $03^{\circ}34'37''$ East 119.35 feet; thence South $27^{\circ}31'49''$ East 115.90 feet; thence South $37^{\circ}36'12''$ East 251.38 feet to the Northernly right of way line of the Southside Expressway; thence along said Northernly right of way line North $87^{\circ}30'50''$ West 197.22 feet to a point of an offset spiral; thence continuing along said Northernly right of way line and along the chord of said offset spiral North $87^{\circ}30'53''$ West 1.44 feet; thence leaving said Northernly right of way line and along the Northwestern line of Parcel 1 as described in said Deed Volume 2007-002371, North $44^{\circ}40'22''$ East 127.08 feet to the Southwest corner of Parcel 3; thence along the Southwestern line of said Parcel 3 North $44^{\circ}16'15''$ West 299.40 feet to the point of beginning. Bearings based on Record of Survey #7325, on file at the Klamath County Surveyors Office.

PARCEL 2:

Beginning at an iron pin on the Southernly right of way line of the Weed-Klamath Falls Highway, which lies North $0^{\circ}43'$ West along the West section line a distance of 629 feet and North $44^{\circ}50'1/2'$ East along the said Southernly right of way line a distance of 438 feet and North $45^{\circ}09'1/2'$ West a distance of 20 feet and North $44^{\circ}50'1/2'$ East a distance of 50 feet from the iron pin which marks the quarter corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, thence to the true point of beginning North $44^{\circ}50'1/2'$ East along said Highway line a distance of 160.5 feet to an iron pin which marks the point of curvature of a 2 degree 57' curve to the left; thence following the arc of a 2 degree 57' curve to the left a distance of 39.5 feet to an iron pin (the long chord of this curve bears North $44^{\circ}15'1/2'$ East a distance of 39.5 feet); thence South $46^{\circ}19'1/2'$ East along a radial line a distance of 320 feet to an iron pin; thence following the arc of a 2 degree 32' curve to the right (the long chord of this curve bears South $44^{\circ}15'1/2'$ West a distance of 45.95 feet) a distance of 45.95 feet to an iron pin; thence South $44^{\circ}50'1/2'$ West tangent to the curve a distance of 60 1/2 feet to an iron pin; thence South $44^{\circ}50'1/2'$ West a distance of 100 feet to a point; thence North $45^{\circ}09'1/2'$ West a distance of 320 feet, more or less, to the point of beginning, said tract being in the W 1/2 NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND ALSO beginning at an iron pin which lies North $0^{\circ}43'$ West along the West section line a distance of 629 feet and North $44^{\circ}50'1/2'$ East along the Southernly right of way line of the Weed-Klamath Falls highway a distance of 438 feet and North $45^{\circ}09'1/2'$ West along the right of way line a distance of 20 feet and North $44^{\circ}50'1/2'$ East along the right of way line a distance of 216.5 feet and thence South $45^{\circ}09'1/2'$ East a distance of 320 feet from the iron pin which marks the quarter corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, thence to the true point of beginning continuing South $45^{\circ}09'1/2'$ East 300 feet to a point; thence South $44^{\circ}50'1/2'$ West 160.5 feet to a point; thence North $45^{\circ}09'1/2'$ West 300 feet to a point; thence North $44^{\circ}50'1/2'$ East 160.5 feet to the point of beginning.

EXCEPTING THEREFROM that portion deeded to Klamath County by Warranty Deeds recorded February 22, 1985 in Book M85 at Page 2704 and recorded February 22, 1985 in Book M85 at Page 2706.

The Real Property address is commonly known as: 2933 GREENSPRINGS DR, KLAMATH FALLS, OR 97601. The Real Property tax identification number is: 3909-008BC-00700-000.

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 12 day of march, 2020.

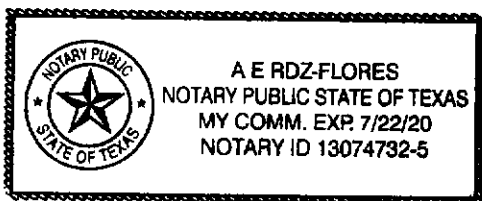
Wells Fargo National Bank West
("Trustee")

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

TRUSTEE ACKNOWLEDGEMENT

State of Texas)
) ss.
County of Bexar)

On this 12 day of march, 2020, 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: A.E. Rdz-Flores
Print name of Notary: A.E. Rdz-Flores
My commission expires: 7/22/2020