

2020-003535

Klamath County, Oregon



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03/23/2020 12:57:16 PM

Fee: \$92.00

RECORDING REQUESTED BY:
WELLS FARGO BANK,
NATIONAL ASSOCIATION
BBOCS - Boise Collateral Department
P.O. Box 8203
Boise, ID 83707-2203

WHEN RECORDED MAIL TO:
TETRAD LLC
2800 FOOTHILLS BLVD
KLAMATH FALLS OR 97603-3768

Job #: 1798354601 AR

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 **Tetrad, LLC an Oregon limited liability company** ("Grantor") for the benefit of **Wells Fargo Bank, National Association** ("Beneficiary" & "Lender"), dated **June 16, 2004** and filed for record in the office of **Klamath County, State of Oregon** recorded on **June 25, 2004** as Instrument Number: **N/A**, in Book (Reel): **M04**, at Page (Image): **41186** of said Official Records (together with any and all modifications or amendments thereto, the "Deed of Trust").

Legal Description: See Exhibit A

The Real Property address is commonly known as: **2800 Foothills Blvd., Klamath Falls, OR 97603**. The Real Property tax identification number is: **R443041**.

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 **17th** day of **March, 2020**.

**Wells Fargo National Bank West
("Trustee")**

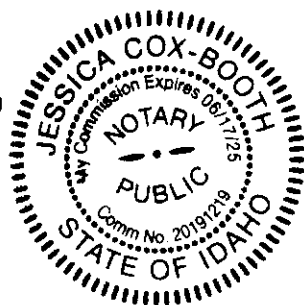
By Amber Reinecker
Name: Amber Reinecker
Title: Title Officer

TRUSTEE ACKNOWLEDGEMENT

State of Idaho)
County of Ada) ss.
)

On this 17th day of March, 2020, before me, the undersigned Notary Public, personally appeared Amber Reinecker and known to me to be the Title Officer, 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.

Seal (if any)



Notary Signature: Jessica C. Boon
 Print name of Notary: Jessica Cox-Boon
 My commission expires: 06/17/25

Exhibit A

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

Being a portion of Tract 39B and 40A of Enterprise Tracts, being more particularly described as follows:

Beginning at a 5/8 inch iron rod, from which a steel axis marking the Northwest 1/16 corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, bears North 84° 07' 43" East 311.80 feet; thence South 12° 41' 11" West 403.39 feet to a 5/8 inch iron rod on the Northeasterly right of way line of Oregon State Highway No. 39 (Eastside Bypass) at centerline station 151+49.7; thence along the Northeasterly right of way line as follows: Northwestery along a Spiral Curve to the left 249.70 feet to a 5/8 inch iron rod (centerline station 149+00); thence North 45° 02' 07" East 15.00 feet to a 5/8 inch iron rod (centerline station 149+00); thence Northwestery along a Spiral Curve to the left 155.48 feet to a 5/8 inch iron rod (centerline station P.C.S. 147+55.3); thence along the arc of a curve to the left 138.72 feet (Central Angle 6° 15' 09", Radius 1270.92 feet, chord bears North 53° 02' 29" West 138.62 feet) to a 5/8 inch iron rod, said point being the intersection of the said Northeasterly right of way line and the Southerly right of way line of Beverly Drive; thence leaving said right of way line, along the Southerly right of way line of Beverly Drive, North 89° 39' 0" East 476.84 feet to the point of beginning.

LESS AND EXCEPTING any portion lying within Foothill Blvd. also known as Beverly Drive.

Tax Parcel Number: R443041