

2020-009876

Klamath County, Oregon



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08/10/2020 03:17:27 PM

Fee: \$87.00

RECORDING REQUESTED BY;
REJECTIONS TO BE RETURNED TO:

U.S. Bank
Lending Services
P.O. Box 5308
Portland, OR 97228

When recorded return to:
COLAHAN SERVICES LLC
853 S ALAMEDA AVE
KLAMATH FALLS OR 97603

DEED OF RECONVEYANCE

Prepared by: McCrory, Michelle D File #02-644917-18 Ctr #0013155

U.S. Bank Trust Company, National Association, a national banking association, as the Trustee of record under the following described **Oregon Trust Deed, Security Agreement and Assignment of Rents and Leases (Including Fixture Filing Under Uniform Commercial Code)**:

Grantor: **COLAHAN SERVICES LLC**

Original Beneficiary: U.S. Bank National Association

Original Trustee: U.S. Bank Trust Company, National Association

Dated: June 27, 2014

Recorded: On June 27, 2014 as Document or Instrument No. **2014-006858**, in Book n/a, Page n/a, in the Records of the County Recorder of Klamath County, Oregon.

LEGAL DESCRIPTION: See Attached Exhibit A

Having received from the Beneficiary under said Deed of Trust a written request to reconvey, the Trustee does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by the Trustee in and to the property described in said Deed of Trust.

U.S. Bank Trust Company, National Association, as Trustee

Date: August 4, 2020

Robin Kolodziejczak, Assistant Commercial Officer

STATE OF OREGON }
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COUNTY OF MULTNOMAH }

This instrument was acknowledged before me on 4th day of August, 2020 by Robin Kolodziejczak, as Assistant Commercial Officer on behalf U.S. Bank Trust Company, National Association.

Michelle D. McCrory, Notary Public
My Commission Expires April 6, 2024



EXHIBIT A
Legal Description

A parcel of land located in Tracts 39 A and 39 B of ENTERPRISE TRACTS, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located North 0° 16' West a distance of 160.0 feet from the Southeast corner of said Tract 39 A, said distance measured along the East line of Tract 39 A; thence North 89° 42' West parallel to the South line of Tract 39 A, a distance of 378.6 feet to an iron pin located on the East boundary of the County Road; thence in a Northwesterly direction a distance of 130.8 feet more or less, to an iron pin, said distance measured along the East line of the County Road; said point being the Southwest corner of that parcel of land conveyed to Joseph P. Evans, et ux, by deed recorded on page 549 of Volume 256 of Deeds; thence South 87° 25' East along the Southerly line of said tract a distance of 120.4 feet to an iron pin; thence North a distance of 123.0 feet to an iron pin; thence East a distance of 310.8 feet to an iron pin located on the East line of Tract 39 B; thence South along the East line of Tracts 39 B and 39A a distance of 249.2 feet more or less to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by Warranty Deed recorded February 2, 1965 Volume 359, page 183, Klamath County Deed Records.

Also known as: 853 S Alameda Ave, Klamath Falls, Oregon