

2020-011359

Klamath County, Oregon



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09/09/2020 01:24:01 PM

Fee: \$87.00

RECORDING REQUESTED BY:

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

WHEN RECORDED MAIL TO:

KLAMATH AVENUE LLC
1913 FORT STOCKTON DR
SAN DIEGO, CA 92103-1502

Job #: 1814775162 CM

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 **Klamath Avenue LLC**, who acquired title as **Klamath Avenue, LLC** ("Grantor") for the benefit of **Wells Fargo Bank, National Association** ("Beneficiary" & "Lender"), dated **May 18, 2016** and filed for record in the office of **Klamath County, State of Oregon** recorded on **May 27, 2016** as Instrument Number: **2016-005595**, 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:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 78 of KLAMATH ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The Real Property address is commonly known as: **710 Klamath Ave, Klamath, OR 97601.**

The Real Property tax identification number is: **R-3809-032AA-14000-000, R-3809-032AA-13900-000, R-3809-032AA-13800-000, R-3809-032AA-13700-000.**

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 28th day of August, 2020.

Wells Fargo National Bank West
("Trustee")

By Amber Reinecker
Name: Amber Reinecker
Title: Title Officer

TRUSTEE ACKNOWLEDGEMENT

State of Idaho)
) ss.
County of Canyon)

On this 28th day of August, 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.

Notary Signature: [Signature]
Print name of Notary: Jessica Cox-Booth
My commission expires: 06/17/25

