

2021-000633

Klamath County, Oregon



00272321202100006330020027

01/14/2021 10:54:19 AM

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:
BBJB, LLC
10867 S KESTREL RISE RD
SOUTH JORDAN UT 84009

DEED OF RECONVEYANCE

Prepared by: Andrew D. Henderson File #02-598444-42 Ctr #0013114

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: **BBJB, LLC**

Original Beneficiary: U.S. Bank National Association

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

Dated: November 15, 2004

Recorded: On November 22, 2004 as Document or Instrument No. N/A, in VOLUME M04, PAGE 80288-80296, 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: January 7, 2021

Robin Kolodziejczak, Assistant Commercial Officer

STATE OF OREGON }
 }ss
COUNTY OF MULTNOMAH }

This instrument was acknowledged before me on 7th day of January, 2021 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)

PARCEL 1:

The Westerly 1 1/2 feet of Lot 4 and all of Lot 5, Block 77, KLAMATH ADDITION TO LINKVILLE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Beginning on the Southerly line of Klamath Avenue, 53 1/2 feet Northeasterly from the most Westerly corner of Block 77, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS; thence Southeasterly at right angles with Klamath Avenue, 100 feet to alley; thence Northeasterly parallel to Klamath Avenue, 50 feet; thence Northwesterly at right angles to said alley, 100 feet to Klamath Avenue; thence Southwesterly along Klamath Avenue 50 feet to the point of beginning.

TOGETHER WITH that portion of Klamath Avenue described as a strip of land 0.25 feet in width, lying adjacent to and Northwesterly (Northeasterly by Deed) of Lots 4 and 5, Block 77, KLAMATH ADDITION, be and hereby is vacated, by Ordinance 5430, recorded April 15, 1965 in Volume 360 at Page 600, Deed Records of Klamath County, Oregon.

ALSO that portion of an alley described as a strip of land 0.25 feet in width lying adjacent to and Southeasterly of Lots 4 and 5, Block 77, KLAMATH ADDITION, be and hereby is vacated by Ordinance 5430, recorded April 15, 1965, in Volume 360 at Page 600, Deed Records of Klamath County, Oregon.