

**2021-003864**

**Klamath County, Oregon**

**03/16/2021 10:21:00 AM**

**Fee: \$122.00**

WHEN RECORDED MAIL TO:  
ALDRIDGE PITE, LLP  
4375 Jutland Dr., Suite 200  
San Diego, CA 92117

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CORRECTION OF ERROR(S)**

This instrument is recorded to provide notice of an error relating to:

Original Deed of Trust: March 8, 2016  
County clerk instrument record #: 2016-002540  
Borrowers (name): Aaron W. Brewer and Lori Brewer  
Trustee (name): Chicago Title Company of Oregon  
Grantee (name): Mortgage Electronic Registration Systems, Inc. (MERS)  
Lender (name): Citibank, N.A.  
Assignee(s), if any (name(s)):  
The error to be corrected is (check one):

☒ Erroneous reconveyance of trust deed  
Date of recording: August 16, 2016  
County clerk instrument record #: 2016-008623

The result of this error correction is (check one): ☒ The original trust deed is hereby reinstated;  
or ☐ The Trustee's Deed is hereby set aside as though the erroneous instrument had not been  
recorded.

The below signatories further represent and agree as follows: Citibank, N.A. ("Citi"),  
Aaron W. Brewer ("AARON"), Lori Brewer ("LORI"), and Chicago Title Company of Oregon  
("Chicago") and jointly execute this Correction of Errors (the "Agreement"), as follows:

The following recitations are derived from the matters appearing in the official records of  
Klamath County and/or the Circuit Court of Klamath County

WHEREAS, this Agreement pertains to real property commonly known as 3535 Homedale  
Road, Klamath Falls, OR 97603 ("Subject Property").

WHEREAS, Aaron W. Brewer and Lori Brewer ("Borrowers") are the borrowers under a  
promissory note secured by a deed of trust ("Deed of Trust") encumbering the Subject Property.  
The Deed of Trust is dated February 26, 2016, and recorded on March 8, 2016 in the official  
records of Klamath County as instrument number 2016-002540.

WHEREAS, the recorded Deed of Trust contained an erroneous legal description.

WHEREAS, upon discovering the error, Citibank N.A., as the lender, re-recorded the Deed of Trust on May 12, 2016 as Instrument No. 2016-004951 (the "Corrective Deed of Trust") with a correct legal description of the Property with a notation stating "\*\*\*\*\*RE-RECORDING TO CORRECT LEGAL DESCRIPTION\*\*\*\*\*."

WHEREAS, the Borrowers did not execute the Corrective Deed of Trust; Citibank N.A. used the Borrowers' signatures from the Original Deed of Trust.

WHEREAS, on July 22, 2016, Mortgage Electronic Registration Systems Inc. ("MERS"), as nominee for Citibank N.A., appointed a successor trustee and directed that trustee to reconvey the Original Deed of Trust to Borrowers. The Appointment of Successor Trustee and Deed of Reconveyance was recorded August 16, 2016 as Instrument No. 2016-008623 in the official records of Klamath County Oregon ("Reconveyance").

WHEREAS, Citibank N.A., directed the successor trustee to execute and record the deed of Reconveyance in order to avoid any cloud to title of the property legally, and erroneously, described in the Original Deed of Trust.

NOW THEREFORE, George W. Mead, in his capacity as the Trustee under the Reconveyance, Aaron W. Brewer and Lori Brewer, as owners of the Subject Property, and Citibank, N.A., as beneficiary under the Citibank, N.A. Deed of Trust, do hereby:

RESCIND the Reconveyance recorded as instrument number 2016-008623 on August 16, 2016;

REINSTATE the Deed of Trust as a voluntary encumbrance against the Subject Property with priority relating back to the date of original recording, March 8, 2016;

CORRECT the legal description to the Deed of Trust, retroactive to March 8, 2016, to read as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 13 AND ALL OF TRACT 14, HOMEDALE, IN THE COUNTY OF KLAMATH, STATE OF OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHWEST CORNER OF SAID TRACT 13; THENCE SOUTH 43° 30' EAST A DISTANCE OF 777.00 FEET TO AN IRON PIN ON THE EASTERLY CORNER OF SAID TRACT 14; THENCE SOUTH 46° 30' WEST A DISTANCE OF 300.00 FEET TO AN IRON PIN ON THE SOUTHERLY CORNER OF SAID TRACT 14; THENCE NORTH 43° 30' WEST A DISTANCE OF 346.00 FEET TO AN IRON PIN; THENCE NORTH 8°14' EAST A DISTANCE OF 311.85 FEET TO AN IRON PIN; THENCE NORTH 86°

Correction of Errors  
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22' WEST A DISTANCE OF 124.20 FEET TO AN IRON PIN IN THE EASTERLY EDGE OF HOMEDALE ROAD; THENCE NORTH 0° 20' EAST ALONG THE EASTERLY EDGE OF HOMEDALE ROAD A DISTANCE OF 203.61 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PROPERTY:

PARCEL 1: A PORTION OF LOTS 13 AND 14, HOMEDALE, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EXISTING IRON AXLE MONUMENT MARKING THE MOST EASTERLY CORNER OF LOT 14 IN HOMEDALE; THENCE SOUTH 46° 22' 20" WEST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 14, 90.0 FEET TO A POINT; THENCE NORTH 43° 21' 40" WEST PARALLEL TO AND 90.0 FEET FROM THE SOUTHWESTERLY BOUNDARY OF WALTON DRIVE 511.1 FEET TO A 5/8" ALUMINUM CAPPED IRON PIN ON THE EASTERLY BOUNDARY OF PARCEL 2 AS RECORDED IN COUNTY SURVEY NO. 315; THENCE NORTH 8° 06' 40" EAST ALONG THE EASTERLY LINE OF PARCEL 2, AND AS EXTENDED, 115.1 FEET TO A 5/8" ALUMINUM CAPPED IRON PIN ON THE SOUTHWESTERLY BOUNDARY OF WALTON DRIVE; THENCE SOUTH 43° 21' 40" EAST ALONG THE SOUTHWESTERLY BOUNDARY OF WALTON DRIVE 582.3 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING PROPERTY:

PARCEL 2: A PORTION OF LOTS 13 AND 14, HOMEDALE, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY OF LOT 14, HOMEDALE, FROM WHICH THE MOST EASTERLY CORNER OF SAID LOT 14 BEARS NORTH 46° 22' 20" EAST, 90.0 FEET DISTANT; THENCE SOUTH 46° 22' 20" WEST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 14, 209.85 FEET TO AN EXISTING IRON PIN MARKING THE MOST SOUTHERLY CORNER OF SAID LOT 14; THENCE NORTH 43° 16' 30" WEST ALONG THE PROPERTY LINE COMMON TO LOTS 13, 14 AND 25 OF SAID HOMEDALE 345.3 FEET TO AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF PARCEL 4 AS RECORDED ON COUNTY SURVEY NO. 315; THENCE NORTH 8° 06' 40" EAST ALONG THE EASTERLY LINE OF PARCELS 2, 3 AND 4, 267.55 FEET TO A 5/8 INCH ALUMINUM CAPPED IRON PIN; THENCE SOUTH 43° 21' 40" EAST 511.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO KLAMATH COUNTY BY WARRANTY DEED RECORDED MARCH 17, 1981 IN BOOK M81 AT PAGE 4832, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN TRACT 13, HOMEDALE, IN THE COUNTY OF KLAMATH, STATE OF OREGON AND BEING A PORTION OF THAT PROPERTY

Correction of Errors

Brewer

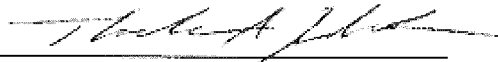
DESCRIBED IN THAT CERTAIN DEED TO RALPH WILLARD DUNCAN AND GENEVA G. DUNCAN, RECORDED IN BOOK M66 AT PAGE 5335, DEED RECORDS OF KLAMATH COUNTY, OREGON, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 13; THENCE SOUTH  $0^{\circ} 20'$  WEST ALONG THE WEST LINE OF TRACT 13, A DISTANCE OF 20 FEET; THENCE NORTH  $68^{\circ} 25'$  EAST TO THE NORTHERLY LINE OF TRACT 13, A DISTANCE OF 14.93 FEET; THENCE NORTH  $43^{\circ} 30'$  WEST ALONG THE NORTHERLY LINE OF TRACT 13, 20 FEET TO THE POINT OF BEGINNING.

Correction of Errors  
Brewer

Date: 3/4/2021

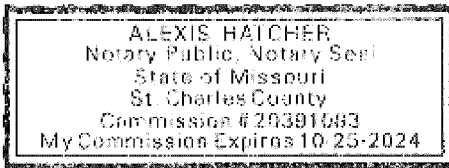
BY CITIBANK, N.A.

  
By: Theodore A. Zehnle  
Its: Assistant Vice President

STATE OF MISSOURI                    )  
  ): ss  
COUNTY OF ST. CHARLES         )

On March 4<sup>th</sup>, 2021, personally appeared before me Theodore A. Zehnle, the signer of the above instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official seal.



NOTARY PUBLIC

  
\_\_\_\_\_

Date: \_\_\_\_\_

BY GEORGE W. MEAD, SUCCESSOR TRUSTEE

\_\_\_\_\_  
By:  
Its:

STATE OF \_\_\_\_\_ )  
  ): ss  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer of the above instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official seal.

NOTARY PUBLIC

\_\_\_\_\_

Correction of Errors  
Brewer

Date: \_\_\_\_\_

BY CITIBANK, N.A.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF Oregon )  
COUNTY OF Klamath ): ss

On \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the  
signer of the above instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official seal.

NOTARY PUBLIC

Date: 3/15/2021

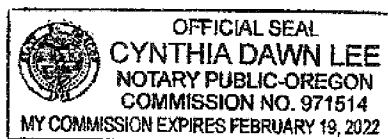
BY GEORGE W. MEAD, SUCCESSOR TRUSTEE

By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF Oregon )  
COUNTY OF Clackamas ): ss

On 3/15/2021, personally appeared before me George W. Mead, the  
signer of the above instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official seal.



NOTARY PUBLIC

Cynthia Dawn Lee

Correction of Errors  
Brewer

Date:

<sup>AB.</sup>  
2021  
~~2-22-2020~~

BY AARON W. BREWER

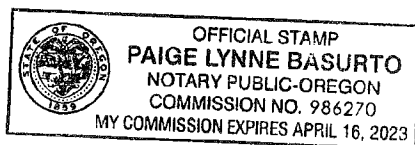
[Signature]  
By:

STATE OF Oregon )  
COUNTY OF Klamath ); ss

On Feb. 22, 2021, personally appeared before me Aaron W. Brewer, the  
signer of the above instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official seal.

NOTARY PUBLIC



Paige M. Basurto

Date:

2/22/2021

BY LORI BREWER

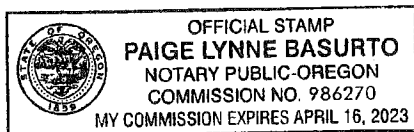
Lori Brewer  
By:

STATE OF Oregon )  
COUNTY OF Klamath ); ss

On Feb. 22, 2021, personally appeared before me Lori Brewer, the  
signer of the above instrument, who duly acknowledged to me that they executed the same.

WITNESS my hand and official seal.

NOTARY PUBLIC



Paige M. Basurto