

2021-005589

Klamath County, Oregon



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04/14/2021 10:37:44 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:
MODOC CONTRACTING 2 LLC
4027 HIGHWAY 39
KLAMATH FALLS OR 97603

DEED OF RECONVEYANCE

Prepared by: McCrory, Michelle D File #02-650815-18 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:**

Grantor: **MODOC CONTRACTING 2, LLC**

Original Beneficiary: U.S. Bank National Association

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

Dated: August 10, 2016

Recorded: On August 11, 2016 as Document or Instrument No. **2016-008510**, 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

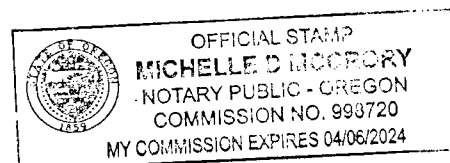
Date: April 6, 2021

Robin Kolodziejczak, Assistant Commercial Officer

STATE OF OREGON }
 }
COUNTY OF MULTNOMAH }

This instrument was acknowledged before me on 6th day of April, 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 TO DEED OF TRUST
(Legal Description)**

Grantor/Trustor: Modoc Contracting 2, LLC

Trustee: U.S. Trust Company, National Association

Beneficiary: U.S. Bank National Association

Legal Description of Land:

Parcel 1:

Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway which lies South 802.6 feet along the Section line and South 69°43' East a distance of 31.98 feet from the iron axle which marks the West quarter corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence: South 76°14' East a distance of 226.5 feet to a point; thence South and parallel with the West Section line of said Section 7 a distance of 45.0 feet to an iron pin; thence East at right angles to said Section line a distance of 20 feet to an iron pin; thence North and parallel to said Section line a distance of 10.2 feet to an iron pin; thence South 69°43' East a distance of 289.56 feet to a point; thence South 72°44' East a distance of 43.1 feet to a point on the West line of the Enterprise Ditch; thence North 5°25' West along the West line of said ditch a distance of 67.2 feet to an iron pin; thence North 15°09' East a distance of 68.7 feet to an iron pin; thence North 67°36' West along the Southerly right of way line of the O.C. & E. Railroad a distance of 610.4 feet to a point on the East right of way line of the Klamath Falls-Merrill Highway; thence South along the East right of way line of the Klamath Falls-Merrill Highway 163.8 feet to the point of beginning, being in the NW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway which lies South 802.6 feet along the Section line and South 69°43' East a distance of 31.98 feet from the iron axle which marks the West quarter corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and running thence: South along the Easterly right of way line of the Klamath Falls-Merrill Highway a distance of 98.9 feet to an iron pin; thence East a distance of 220 feet to an iron pin; thence North, parallel to the Section line, a distance of 45 feet to an iron pin; thence North 76°14' West a distance of 226.5 feet, more or less, to the point of beginning, in the NW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Also known as: 4027 & 4029 Highway 39, Klamath Falls, Oregon