

2021-007508

Klamath County, Oregon



00279925202100075080030036

05/11/2021 10:14:23 AM

Fee: \$92.00

*This document prepared by and
upon Recording Return To:*
SMS Financial CH, LLC
6829 North 12th Street
Phoenix, AZ 85014
Attn: Michel Stone Grassl

FULL RELEASE AND SATISFACTION OF DEED OF TRUST

SMS FINANCIAL CH, LLC, ("SMS"), successor to UMPQUA BANK, successor in interest by merger to STERLING SAVINGS BANK, does hereby release and reconvey, without covenant or warranty, express or implied, unto the parties legally entitled thereto, all right title and interest in the Property described below:

That certain DEED OF TRUST dated July 18, 2007 and recorded on July 20, 2007 as Document No. 2007-0012906 executed by DANY R. ALLEN and CYNTHIA ALLEN as grantor(s) and assigned to SMS pursuant to that certain ASSIGNMENT dated January 31, 2020 and recorded on April 27, 2020 as Document No. 2020-005310 in the Office of the County Clerk, KLAMATH County, State of Oregon, more fully described as:

See Legal Description attached as Exhibit A

The real property or its address is commonly known as: 22300 & 22310 Highway 140, Dairy OR 97625. Tax ID No. R-3811-V34B0-01000-000; R-3811-V34B0-01100-000; R-3811-V34B0-00900-0000.

SMS does hereby release the DEED OF TRUST and declares the indebtedness thereby secured fully paid and satisfied.

IN WITNESS WHEREOF, SMS has caused this RELEASE and SATISFACTION to be executed this 23 day of May, 2021.

SMS FINANCIAL CH, LLC

BY: SMS MANAGEMENT, LLC
ITS: Manager

By: _____
Jonathan Hoffer
Its: Manager

ACKNOWLEDGMENT

STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

This instrument was acknowledged before me, a Notary Public in and for the State of Arizona and County of Maricopa, by JONATHAN HOFFER, Manager of SMS FINANCIAL CH, LLC, on the 1st day of May, 2021.

Michel Stone Grassl

Michel Stone Grassl
Notary Public in and for the State of Arizona
My Commission expires: 4/15/2022



MICHEL STONE GRASSL
Notary Public - Arizona
Maricopa County
Expires 04/15/2022

Exhibit A

PARCEL 1:

A parcel of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North 89° 41' West a distance of 872 feet; thence North a distance of 30 feet to an iron pin on the North line of the Dairy-Bonanza Highway, said point being 30 feet North of the Southwest corner of that tract of land described in Book 170 at Page 175, Deed Records of Klamath County, Oregon; thence North 89° 41' West along the North line of said highway a distance of 53.05 feet to a one-half inch iron pin on the true point of beginning of this description; thence North 03° 14' East a distance of 105.31 feet to a one-half inch iron pin; thence South 47° 54' West a distance of 26.86 feet to a one-half inch iron pin on the interior corner of that tract of land described in Book 333 at Page 607, Deed Records of Klamath County, Oregon; thence South 66° 28' West to the Easterly line of the Dairy-Bonanza Highway; thence Southerly and Easterly following the Easterly and Northerly line of said highway to the true point of beginning of this description.

PARCEL 2:

A tract of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point that is North 89° 41' West a distance of 872 feet and North a distance of 30 feet from the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North a distance of 148.0 feet to an iron pin in the centerline of the Horsefly Irrigation Ditch; thence North 9° 12' West 54.96 feet to an iron pin on the Southerly line of the Klamath Falls-Lakeview Highway; thence South 61° 23' West along the Southerly line of said highway a distance of 97.68 feet to the true point of beginning; thence South 22° 02' East a distance of 72.28 feet to an iron pin; thence South 66° 28' West to the Easterly line of the Dairy-Bonanza Highway; thence Northerly and Easterly following the Southerly line of the Dairy-Bonanza Highway and the Klamath Falls-Lakeview Highway to the point of beginning.

PARCEL 3:

A parcel of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North 89° 41' West a distance of 873 feet; thence North a distance of 30 feet to an iron pin on the North line of the Dairy-Bonanza Highway, said point being 30 feet North of the Southwest corner of that tract of land described in Book 170 at Page 175, Deed Records of Klamath County, Oregon; thence North 89° 41' West along the North line of said highway a distance of 53.05 feet to a 1/2 inch iron pin; thence North 03° 14' East a distance of 105.31 feet to a 1/2 inch iron pin on the true point of beginning of this description; thence North 47° 54' East a distance of 63.49 feet to a 1/2 inch iron pin in the centerline of the Horsefly Irrigation Ditch, said point being in the Easterly line of that land described in Book 333 at Page 607, Deed Records of Klamath County, Oregon; thence North 09° 12' West a distance of 54.96 feet to an iron pin on the Southerly line of the Klamath Falls-Lakeview Highway; thence Southwesterly along the Southerly line of said highway to an iron pin that bears South 61° 23' West a distance of 97.68 feet from the last mentioned point; thence South 22° 02' East a distance of 72.28 feet to an iron pin (this distance is 72.78 feet by the description in said deed recorded); thence North 47° 54' East a distance of 26.86 feet to the true point of beginning of this description.

EXCEPTING THEREFROM any portion of the above described property lying within the highways right of ways.

CODE 037 MAP 3811-V34B0 TL 00900 KEY #485077
CODE 037 MAP 3811-V34B0 TL 01000 KEY #485068
CODE 037 MAP 3811-V34B0 TL 01100 KEY #485086