

2021-008686

Klamath County, Oregon



00281257202100086860040040

06/01/2021 03:00:57 PM

Fee: \$97.00

When Recorded Return To:
LIEN SOLUTIONS
PO BOX 29071
GLENDALE, CA 91209-9071
Phone #: 800-833-5778

Prepared By:
23997-WELLS FARGO MULTIFAMILY CAPITAL - RECONVEYANCES
AVINASH CHADALAVADA
401 S. Tryon St. 8th floor
Charlotte, NC 28202
2 of 2

DEED OF RECONVEYANCE

This Deed of Release is executed and recorded pursuant to the provisions of Oregon Revised Statutes § 86.720.



First American Title Insurance Company as Trustee, under the Deed of Trust dated **02/29/2016**, made and executed by **AASPEN PROPERTIES LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF OREGON**, as Grantor, and recorded in **Instrument No: 2016-002204** on **02/29/2016**, of the Official Records in the Office of the Recorder of **Klamath County, Oregon**, having received from **WELLS FARGO BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION**, Beneficiary, under said Deed of Trust a written request to reconvey, reciting that all sums secured by said Deed of Trust have been fully paid, satisfied, or otherwise discharged in the amount of **Loan Amount: \$2,123,000.00** and said Deed of Trust and the note(s) secured thereby having been surrendered to the Trustee (or Trustor) for cancellation, does hereby reconvey, without warranty, to the person or persons legally entitled thereto, all right, title and interest acquired and now held by said Trustee under said Deed of Trust.

Property Address: 3950 HOMEDALE ROAD, KLAMATH FALLS, OR, 97603

PIN: R557454, R557445, R557427, M793911

WELLS FARGO BANK, NATIONAL ASSOCIATION ASSIGNED TO FANNIE MAE RECORDED ON 02/29/2016 IN DOC# 2016-002206

Description/Additional information: SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

Trustee Address: 10011 S. Centennial Parkway, #340, Sandy, UT, 84070

Dated this

5/25/21

Trustee: **First American Title Insurance Company**

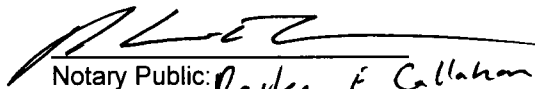
By:

Its:

[Signature]
[Signature]
Authorized Agent

State of: UT
County of: Salt Lake

On 5/26/21, before me, the undersigned, a notary public in and for said state, personally appeared Con' Whitehead, as Authorized Agents of First American Title Insurance Company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public: Parker E Callahan
My Commission Expires: 10/05/24

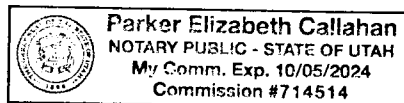


EXHIBIT A
DESCRIPTION OF THE LAND

PARCEL 1:

A parcel of land being a portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian; thence South along the center line of Homedale Road 238 feet; thence West 30 feet to a point on the Westerly right of way line of Homedale Road to the True Point of Beginning; thence West 534 feet to a point; thence South to the North line of that tract of land described in Deed Volume 267 at page 496 Deed records of Klamath County, Oregon, thence Easterly along the Northerly line of said Deed Volume 267 at page 496 and also along the North line of that tract described in Volume M67 at page 7962, Microfilm records of Klamath County, Oregon, to the Westerly right of way line of Homedale Road; thence North to the point of beginning.

PARCEL 2:

A parcel of land being a portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NE corner of the S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence South 150 feet to a point on the centerline of Homedale Road, thence West 30 feet to the true point of beginning; thence South 88 feet, thence West 534 feet, thence South to the North line of a tract of land described in Volume 267 at page 496, Deed records of Klamath County, Oregon; thence West, to the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section, thence North to the NW corner of the S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, thence East to the NW corner of that tract of land described in Volume 259 at page 185, Deed records of Klamath County, Oregon; thence South 150 feet, thence East 534 feet to the point of beginning.

EXCEPT a tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of the S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11 and more particularly described as follows:

Beginning at the Northwest corner of said S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence along the North line of said S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ South 89°29'30" East 683.65 feet; thence leaving said North line South 89°44'29" West 683.62 feet to the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11; thence along said West line North 00°04'19" West 9.15 feet to the point of beginning.

PARCEL 3:

The West 324 feet of the following described real property:

Beginning at the Northeast corner of the S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, running thence West a distance of 564 feet; thence South 150 feet; thence East 564 feet; thence North 150 feet to the point of beginning. SAVING AND EXCEPTING a strip of land 30 feet wide along the East side, being a portion of Homedale Road.

PARCEL 4:

A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of the N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11 and more particularly described as follows:

Commencing at the Southwest corner of said N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence along the South line of said N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ South 89°29'30" East 683.65 feet to the true point of beginning for this description; thence continuing on said South line South 89°29'30" East 415.54 feet; thence leaving said South line North 00°15'31" West 5.56 feet; thence South 89°44'29" West 415.50 feet to the true point of beginning.