2021-011774
Klamath County, Oregon

00284860202100117740030035

08/02/2021 01:53:09 PM **Fee: $92.00**

When Recorded Return To:
LIEN SOLUTIONS
PO BOX 29071
GLENDALE, CA 91209-9071
Phone #: 800-833-5778
MERS SIS # 888-679-6377 MIN: 100031200700786384
Prepared By:
WINTRUST MORTGAGE (WINTRUST)
ALEX BENSON
9700 W. Higgins Road
Rosemont, IL 60018
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 **04/24/2019**, made and executed by **ALLEN L. MOLTHAN, A MARRIED MAN.**, as Grantor, and recorded in **Instrument No: 2019-004963** on **05/08/2019**, of the Official Records in the Office of the Recorder of **Klamath County** , Oregon, having received from **Mortgage Electronic Registration Systems, Inc., as designated nominee for WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A., beneficiary of the security instrument, its successors and assigns**, 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: $196,062.00** on 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: 3122 SUMMERS LANE, KLAMATH FALLS, OR, 97603
PIN: R540472
Description/Additional information: See attached "EXHIBIT A."
Trustee Address:**10011 S. Centennial Parkway, #340, Sandy, UT, 84070**

Dated this **07/15/2021**

Trustee: **First American Title Insurance Company**

By: S J Dao

Its: AUTHORIZED AGENT

State of: UTAH

County of: SALT LAKE

On 7/27/21, before me, the undersigned, a notary public in and for said state, personally appeared S S Davis, 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

Parker Elizabeth Callahan
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 10/05/2024
Commission #714514

EXHIBIT A

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

A TRACT OF LAND SITUATED IN THE NE1/4 OF THE NE1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF SUMMERS LANE WHICH LIES SOUTH 89° 40' WEST A DISTANCE OF 30 FEET AND NORTH 1 DEGREE 12' WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF SUMMERS LANE A DISTANCE OF 782.4 FEET FROM AN IRON POINT IN THE CENTER OF SUMMERS LANE THAT MARKS THE SOUTHEAST CORNER OF THE NE1/4 OF THE NE1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND RUNNING THENCE; CONTINUING NORTH 1° 12' WEST ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF SUMMERS LANE A DISTANCE OF 83.0 FEET TO AN IRON PIN; THENCE SOUTH 89° 40' WEST A DISTANCE OF 240 FEET TO A POINT; THENCE SOUTH 1° 12' EAST A DISTANCE OF 83.0 FEET TO A POINT; THENCE NORTH 89° 40' EAST A DISTANCE OF 240 FEET, MORE OR LESS TO THE POINT OF BEGINNING.