

2021-012947

Klamath County, Oregon



00286174202100129470070079

08/24/2021 02:10:52 PM

Fee: \$112.00

When Recorded Return To:
LIEN SOLUTIONS
PO BOX 29071
GLENDALE, CA 91209-9071
Phone #: 800-833-5778
Prepared By:
US Bank - SBA Division
NEILO IGNACIO
9918 HIBERT STREET 2ND FLOOR
SAN DIEGO, CA 92131
2 of 2

DEED OF RECONVEYANCE

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



U.S. Bank Trust Company N.A. as Trustee, under the Deed of Trust dated **03/11/2019**, made and executed by **Fremont Millwork Co.**, as Grantor, and recorded in **Instrument No: 2019-002318** on **03/13/2019**, of the Official Records in the Office of the Recorder of **Klamath County, Oregon**, having received from **U.S. Bank N.A.**, 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: \$3,800,000.00** 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: 2950 Onyx Ave, Klamath Falls, OR, 97603
PIN: R542470 and R899094

Also Releasing Assignment of Leases and Rents Doc# 2019-002319 recorded on 03/13/2019
Official Records of Klamath County, OR. Also Releasing Hazardous Substances Certificate and
Indemnity Agreement Doc# 2019-002320 recorded on 03/13/2019 Official Records of Klamath
County, OR.

Description/Additional information: See attached Exhibit A
Trustee Address: 9918 Hibert St, San Diego, CA, 92131

Dated this AUG 12 2021
Trustee: **U.S. Bank Trust Company N.A.**

By:
Its: V.P.

State of: _____

County of: _____

On _____, before me, the undersigned, a notary public in and for said state, personally appeared _____, as Authorized Agents of U.S. Bank Trust Company N.A., 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:

My Commission Expires: _____

SEE ATTACHED

Unofficial
Copy

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

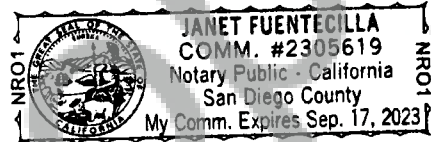
County of SAN DIEGO

On AUGUST 12, 2021 before me, JANET FUENTECILLA, NOTARY PUBLIC,
(insert name and title of the officer)

personally appeared NEREIDA ALZATE,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose
name~~(s)~~ is/~~is~~ subscribed to the within instrument and acknowledged to me that
~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by
~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of
which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

A handwritten signature in black ink, appearing to be 'JF', written over a horizontal line.

(Seal)

EXHIBIT "A"

Legal Description

A parcel of land lying in the SW1/4 of the NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a casing nail set in a crosstie of the Westerly Great Northern Railway Company tracks, said nail having been set in August, 1955, by Frank Z. Howard to mark the Southeast corner of the NW1/4 of the NW1/4 of said Section 10; thence North $89^{\circ}15'30''$ West 30 feet and South $0^{\circ}10'$ East 30 feet to an iron pin on the East line of Lot 1, Block 4, THIRD ADDITION TO ALTAMONT ACRES, and the true point of beginning of this description; thence North $89^{\circ}35'30''$ West along the South line of Onyx Street a distance of 300.0 feet to an iron pin; thence South $0^{\circ}07'$ East along the East line of Lot 7, Block 2 of Fremont Park, Tract 1183, a distance of 174.93 feet to the Southeast corner thereof; thence South $89^{\circ}30'$ East a distance of 300.0 feet to an iron pin on the East line of Lot 2, Block 4, Third Addition to Altamont Acres; thence North $0^{\circ}07'$ West along the East lines of Lot 2 and Lot 1, Block 4 of said subdivision a distance of 175.4 feet to the point of beginning. Said description encompasses Lot 1 and the North 40 feet of Lot 2, Block 4, Third Addition to Altamont Acres, LESS the North 10 feet of said Lot 1 lying within the right of way of Onyx Street.

REQUEST FOR FULL RECONVEYANCE WITH ORIGINAL DOCUMENT INDEMNITY

TO: **U.S. Bank Trust Company N.A.** , Trustee

The Undersigned is the legal owner and holder of a Promissory Note secured by the following Deed of Trust recorded in **Klamath County** , State of **Oregon** and is authorized to sign on behalf of undersigned beneficiary. The note, together with all other indebtedness secured by said Trust Deed has been paid in full and satisfied; you are hereby requested and directed, to reconvey, without warranty to the person or persons legally entitled thereto, the estate now held by you related to the property described below:

Trustor: **Fremont Millwork Co.**

Beneficiary: **U.S. Bank N.A.**

Recording Date: **03/13/2019**

Instrument No: **2019-002318**

PIN: **R542470 and R899094**

Property Address: **Property Address: 2950 Onyx Ave, Klamath Falls, OR, 97603**

Also Releasing Assignment of Leases and Rents Doc# 2019-002319 recorded on 03/13/2019

Official Records of Klamath County, OR. Also Releasing Hazardous Substances Certificate and Indemnity Agreement Doc# 2019-002320 recorded on 03/13/2019 Official Records of Klamath County, OR.

Description/Additional information: See attached Exhibit A

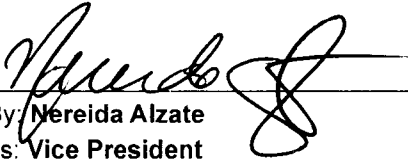
Sub-Trustee Address: **9918 Hibert St, San Diego, CA, 92131**

The undersigned Beneficiary hereby certifies that the original Trust Deed Note and Trust Deed hereinabove referred to have been retained, lost or destroyed. The undersigned Beneficiary also certifies that the Note and Trust Deed hereinabove described have not been assigned to another party. That in consideration of the issuance by said Trustee of its Reconveyance of said Deed of Trust without the surrender to it of the aforementioned Note for cancellation and retention, Beneficiary, their successors, assigns and administrators, hereby agrees to indemnify and hold harmless said Trustee, its agents, employees, successors and assigns, of all liability and responsibility of any loss, damage and expense that may arise or that Trustee may suffer by reason of the issuance of such Reconveyance without having possession of the original Note.

The undersigned Beneficiary further agrees to protect and hold harmless all interested parties who may claim an interest in the property referred to herein from any and all loss suffered or damages incurred by reason of a final decree of a court of competent jurisdiction, including but not limited to, actual damages paid, attorney's fees and court cost incurred by reason of the lost Trust Deed Note and Trust Deed described hereinabove.

Dated **AUG 12 2021**

U.S. Bank N.A.


By: **Nereida Alzate**
Its: **Vice President**

STATE OF CALIFORNIA, SAN DIEGO COUNTY

On _____ before me, the undersigned, a notary public in and for said state, personally appeared **Nereida Alzate**, 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.

SEE ATTACHED

Notary Public Janet Fuentecilla

Commission Expires: 09/17/2023

Name and Address for Returning Recorded Documents

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

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

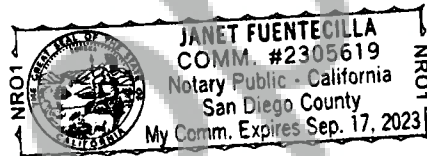
State of California
County of SAN DIEGO

On AUGUST 12, 2021 before me, JANET FUENTECILLA, NOTARY PUBLIC,
(insert name and title of the officer)

personally appeared NEREIDA ALZATE,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose
name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that
~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by
~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of
which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)