

2021-012956

Klamath County, Oregon



00286183202100129560080086

08/24/2021 02:20:21 PM

Fee: \$117.00

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

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### 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: 2019-002322** 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: 2949 Onyx Ave, Klamath Falls, OR, 97603**

**PIN: R542381, R898831, R899192 and P13522.**

**Also Releasing Assignment of Leases and Rents Doc# 2019-002323 recorded on 03/13/2019 Official Records of Klamath County, OR. Also Releasing Hazardous Substances Certificate and Indemnity Agreement Doc# 2019-002324 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: **Nereida Arzate**

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*

## 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

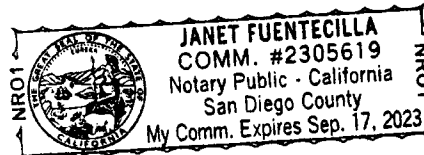
County of SAN DIEGO )

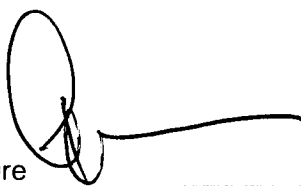
On AUGUST 12, 2021 before me, JANET FUENTECILLA, NOTARY PUBLIC,  
(insert name and title of the officer)

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 

(Seal)

## EXHIBIT "A"

### Legal Description

#### Parcel 1:

A parcel of land lying in the NW1/4 of the NW1/4, Section 10 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Starting at an iron bolt set in a pavement vault which bolt marks the Northwest corner of Section 10; thence South 0°07'30" East 1342.84 feet to the Southwest corner of the NW1/4 of the NW1/4 of Section 10; thence South 0°07'30" East 2.10 feet to the center line of Onyx Avenue; thence South 89°35'30" East 62.05 feet along the centerline of Onyx Avenue; thence North 0°02'15" West 30 feet to an iron pin which lies at the intersection of the Easterly right of way line of Washburn Way with the Northerly right of way line of Onyx Avenue; thence South 89°35'30" East 1004.91 feet along the Northerly right of way line of Onyx Avenue to an iron pin, said iron pin marking the true point of beginning of this description; thence North 0°05'36" West 170.40 feet to an iron pin; thence North 89°30' West 150 feet to an iron pin; thence South 0°05'33" East 170.64 feet more or less to an iron pin lying on the Northerly right of way line of Onyx Avenue; thence South 89°35'30" East 150 feet along the Northerly right of way line of Onyx Avenue to the true point of beginning.

#### Parcel 2:

A parcel of land lying in the NW1/4 of the NW1/4 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 in a pavement vault which marks the North-west corner of Section 10; thence South 0°07'30" East along the Westerly line of Section 10, 1342.84 feet to a nail and brass disc set in pavement, said disc marked RE 3641, and said nail and disc marking the Southwest corner of the NW1/4 of the NW1/4 of Section 10; thence South 89°30' East 1317.01 feet along the South line of the NW1/4 of the NW1/4 of Section 10 to a nail set in a railroad tie, said nail set by F.Z. Howard, County Surveyor, in September 1955, to mark the Southeast corner of the NW1/4 NW1/4 of Section 10, thence North 89°35'30" West 50 feet along the center line of Onyx Street, as constructed; thence North 0°05'40" West along the Westerly line of the Great Northern Railway (now Burlington Northern Railway) right of way line, as protracted, 30 feet to an iron pin and brass disc, said disc marked RE 3641, said pin and disc marking the true point of beginning of this description, thence North 89°35'30" West and parallel to the center line of Onyx Street, as constructed, 200 feet; thence North 0°05'40" West 170.39 feet; thence South 89°30' East 200 feet to an iron pin lying on the Westerly right of way line of aforementioned railway, said iron pin having been set by F.Z. Howard, in September 1955, to mark the Northeast corner of Fremont Glass and Millwork Company property; thence South 0°05'40" East along said railway right of way line 170.08 feet to the true point of beginning.

SAVING AND EXCEPTING THEREFROM any portion of the above mentioned property lying within the limits of Onyx Street or the Great Northern Railway.

ALSO EXCEPTING THEREFROM all that portion conveyed to Klamath County, Oregon by Bargain and Sale Deed recorded May 25, 1970, Instrument No. M70, page 4150 Klamath County Records.

**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: 2019-002322**

**PIN: R542381, R898831, R899192 and P13522.**

Property Address: **Property Address: 2949 Onyx Ave, Klamath Falls, OR, 97603**

**Also Releasing Assignment of Leases and Rents Doc# 2019-002323 recorded on 03/13/2019  
Official Records of Klamath County, OR. Also Releasing Hazardous Substances Certificate and  
Indemnity Agreement Doc# 2019-002324 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

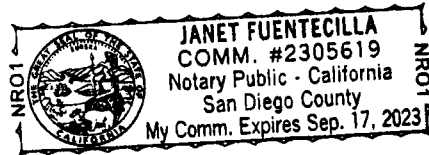
County of SAN DIEGO )

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

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

(Seal)