

2021-012958

Klamath County, Oregon



00286185202100129580060066

08/24/2021 02:23:17 PM

Fee: \$107.00

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 **Travis J Landrum**, as Grantor, and recorded in **Instrument No: 2019-002327** 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: 4821 Villa Dr, Klamath Falls, OR, 97603
PIN: R556678
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.**

Nereida Alcaraz
By: *[Signature]*
Its: *V.P.*

State of: _____

County of: _____

SEE ATTACHED

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: _____

EXHIBIT "A"

Legal Description

Lot 9 in Block 12 of Tract 1170 - THIRD ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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: **Travis J Landrum**

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

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

Instrument No: 2019-002327

PIN: R556678

Property Address: **Property Address: 4821 Villa Dr, Klamath Falls, OR, 97603**

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

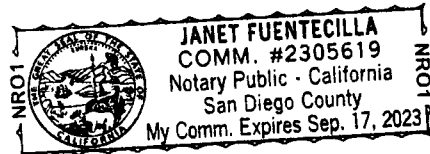
County of SAN DIEGO

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  (Seal)