

2021-013195

Klamath County, Oregon

08/27/2021 01:21:00 PM

Fee: \$87.00

PREPARED BY: Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

WHEN RECORDED MAIL TO:

OREGON

COUNTY OF Klamath

PARCEL NO.

LEGAL DESCRIPTION: SEE EXHIBIT A

DEED OF RECONVEYANCE

The UNDERSIGNED, Jay A. Rosenberg, Attorney At Law, as Trustee under that certain Deed of Trust described below, conveying real property situated in said county and more fully described below, having received from the beneficiary under said deed of trust a written request to reconvey, reciting that the obligation secured by said Deed of Trust *has been paid and performed pursuant to a settlement agreement*, does hereby grant, bargain, and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to said described premises by virtue of said Deed of Trust.

Original Trustor: **Volador Enterprises LLC, an Oregon Limited Liability Company**

And described as follows:

A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any: Amount: \$40,000.00 Trustor/Grantor: Volador Enterprises LLC, an Oregon Limited Liability Company; Trustee: AmeriTitle Beneficiary: Walter A. Niesen Dated: March 14, 2019 Recorded: March 21, 2019 Instrument No.: 2019-002591

and recorded in the Records of **Klamath** County, State of **OREGON**

Property Address: SEE EXHIBIT A

Executed by the undersigned this MAY 14, 2021.

Jay A. Rosenberg, Attorney At Law

STATE OF SOUTH DAKOTA COUNTY OF MINNEAPOLIS)ss.

On 5-14-21, before me, RACHELLE A. ROSENBERG, personally appeared Jay A. Rosenberg, Attorney At Law, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal on hereto affixed the day and year first above written.

NOTARY PUBLIC

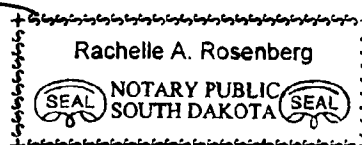


EXHIBIT A

PARCELS 1 AND 2

Lots 400 and 401 in Block 110, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

Lot 491 in Block 109, MILLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4

Lot 11, Block 216 MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 5

Parcel A

Beginning at the Southeast corner of Lot 16 of Block 41, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along the Northerly line of Erie Street, 80 feet thence Northwesterly and parallel to Alameda 50 feet; thence Southwesterly and parallel to Erie Street 80 feet; thence Southeasterly 50 feet to the place of beginning, being the Southwesterly 80 feet of Lot 16 in Block 41 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel B

The Southeasterly 1 foot of the Southwesterly 80 feet of Lot 15, Block 41, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 6:

Lots 17 and 18, Block 14, Insustrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Property Address:

2118, 2126, 2128 Orchard Avenue, Klamath Falls, OR 97601

2136 Garden Ave, Klamath Falls, OR 97601

2219 Radcliffe Ave, Klamath Falls, OR 97601

403 N Crater Lake Parkway, Klamath Falls, OR 97601

436 Richmond Street, Klamath Falls, OR 97601