

2022-011421

Klamath County, Oregon



00306424202200114210040049

09/21/2022 01:09:07 PM

Fee: \$102.00

When Recorded Return To:  
**LIEN SOLUTIONS**  
**PO BOX 29071**  
**GLENDALE, CA 91209-9071**  
**Phone #: 800-833-5778**

Prepared By:  
**US Bank - SBA Division**  
**NICK HUGHES**  
**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 **09/21/2015**, made and executed by **Everclean Softcloth Carwash, LLC, an Oregon Limited Liability Company**, as Grantor, and recorded in **Instrument No: 2015-010519** on **09/23/2015**, 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: \$1,498,600.00** 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: 1616 Washburn Way, Klamath Falls, OR, 97601**

**PIN: R634601, R634610, R634629 & R634638**

**Also releasing Assignment of Rents Docs # 2015-010520 recorded on 09/23/2015, Official Records of Klamath County, OR.**

**Description/Additional information: See attached Exhibit A.**

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

Dated this SEP 12 2022

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

By: Nereida Arzate

Its: Vice President

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

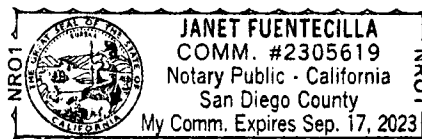
County of SAN DIEGO )

On SEPTEMBER 12, 2022 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/~~s~~ 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 'Nereida Alzate', written over a horizontal line.

(Seal)

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

Lots 28, 29, 30 and 31 in Block 310, DARROW 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.