

Record & Return To:
Corporation Service Company
801 Stevenson Drive
Springfield, IL 62703
800-927-9801

Prepared by: Kelly Moore

Loan #: 901030100
OR, Klamath



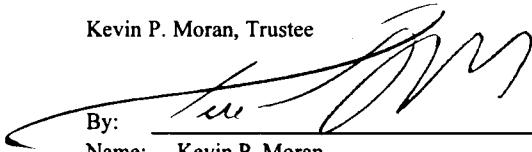
FULL RECONVEYANCE OF TRUST DEED, ASSIGNMENT OF RENTS, SECURITY AGREEMENT, AND
FIXTURE FILING
R316029T

FOR VALUABLE CONSIDERATION RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **Kevin P. Moran, Trustee** authorized to conduct business in the state and having been requested in writing by the holder of the obligation secured by the instrument identified as the TRUST DEED, ASSIGNMENT OF RENTS, SECURITY AGREEMENT, AND FIXTURE FILING, by **O'HAIR & RIGGS FUNERAL SERVICES, INC., an Oregon corporation, 515 Pine St., Klamath Falls, OR 97601** (collectively the "Borrower") to reconvey the estate granted to the Trustee under said instrument, based on CONSIDERATION RECEIVED, does hereby reconvey, release and remise to the person or persons legally entitled thereto, all the estate, title and interest acquired by Trustee under said instrument as described below recorded in Klamath County, OR:

Original Lender: Community Business Bank Recorded: 10/17/2007 Instrument #: 2007-017993
Loan Amount: \$675,000.00
Original Trustee: AmeriTitle

The party executing this instrument is the present holder of the document described herein.
IN WITNESS WHEREOF, this instrument was executed and delivered by the undersigned on 05/17/2023.


Kevin P. Moran, Trustee


By: _____
Name: Kevin P. Moran
Title: Attorney At Law

State of Washington
County of Kitsap

I certify that I know or have satisfactory evidence that Kevin P. Moran is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Attorney At Law of Kevin P. Moran, Trustee to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 05/17/2023



Notary Public: Jill O'Connor
My commission expires: 1/10/2026

NOTARY PUBLIC
STATE OF WASHINGTON
JILL O'CONNOR
COMMISSION EXPIRES 01/10/2026
COMM LIC# 22005302

Loan #: 901030100

REQUEST FOR FULL RECONVEYANCE

To Kevin P. Moran, Trustee, Trustee

The undersigned is the legal owner and holder of the Notes(s) and all indebtedness and other obligations secured by certain Deed of Trust executed by **O'HAIR & RIGGS FUNERAL SERVICES, INC., an Oregon corporation, 515 Pine St., Klamath Falls, OR, 97601** as Trustor/Borrower and you are the Trustee or successor Trustee. The Deed of Trust is recorded on **10/17/2007** Instrument #: **2007-017993**, of Official Records of **Klamath County, OR**.

YOU ARE HEREBY DIRECTED, on payment to you of any sums owing to you under the terms of the Deed of Trust or pursuant to statute, to reconvey, without warranty, to the party or parties entitled thereto by the terms of the Deed of Trust, the estate now held by you under the same.

All sums and other obligations secured by the Deed of Trust (choose exactly one):

- ☒ Have been fully paid and satisfied, and you are directed to cancel all evidence of indebtedness secured by the trust deed (which are delivered to you herewith together with the trust deed).
- ☐ Have not been fully paid or satisfied, but the beneficiary is releasing the trust property as security for the debt and obligations.

Mail reconveyance and documents to:

Corporation Service Company

801 Stevenson Drive

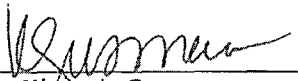
Springfield, IL, 62703

800-927-9801

Loan ID/ #: S867095SAT/901030100

Dated: 11/18/22

Citizens Business Bank, successor by merger to Suncrest Bank


Name: Kimberly Gusman
Title: VP, Loan Servicing Manager

Indemnification for Lost Deed of Trust and/or Lost Promissory Note

DATE: _____

TO: Kevin P. Moran, Trustee

The undersigned are the beneficiaries under that certain Deed of Trust executed by **O'HAIR & RIGGS FUNERAL SERVICES, INC., an Oregon corporation**, as Trustor/Borrower, to **Kevin P. Moran, Trustee**, as Original or Successor Trustee, dated and recorded in the office of the County Recorder of Klamath County, State of OR, in Book: , Page: , Document/File #: 2007-017993.

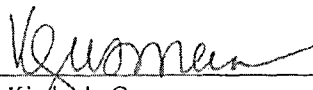
The undersigned hereby certify that they are the legal owners of the original Promissory Note given by said Grantors, in the amount of \$675,000.00, that is secured by said Deed of Trust.

The undersigned hereby certify that a diligent search has been made for the original of said Promissory Note and/or Deed of Trust, but that one or both of those documents have been lost or destroyed, and cannot be found.

The undersigned hereby agree to hold and save Kevin P. Moran, Trustee, as Original or Successor Trustee ("Trustee") harmless from and against any and all liability or loss it may suffer by reason of its execution of a Deed of Reconveyance of the property covered by said Deed of Trust, without the surrender to it of the original Promissory Note and/or Deed of Trust. In the event that it is necessary for the Trustee to institute or defend any legal proceedings in connection with this matter, the undersigned hereby agree to pay all costs of suit, together with reasonable attorneys fees.

The undersigned as such beneficiary(ies) hereby certify that the indebtedness of said Promissory Note secured by said Deed of Trust has been fully paid and satisfied, and the Trustee is hereby requested and directed, on payment to it of any reconveyance fees and costs, to execute a Deed of Reconveyance conveying all the estate held by the Trustee in said Deed of Trust, without warranty, to the parties entitled thereto.

Citizens Business Bank, successor by merger to Suncrest Bank

By: 
Name: Kimberly Gusman
Title: VP, Loan Servicing Manager

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 _____

On _____ before me, _____, Notary Public, personally appeared Kimberly Gusman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name 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 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.

Notary Public: _____
My Comm. Expires: _____

See return

ACKNOWLEDGMENT

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.

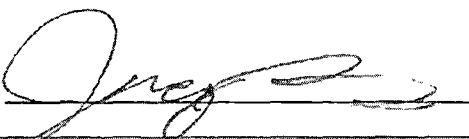
State of California
County of San Bernardino

On 11/18/2022 before me, Jacqueline Ramirez, Notary Public
(insert name and title of the officer)

personally appeared Kimberly Gusman
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)

