

2023-004100

Klamath County, Oregon



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05/30/2023 02:42:31 PM

Fee: \$87.00

When recorded return to:
KERN BUILDING LLC
2992 ANCHOR WAY
KLAMATH FALLS OR 97601

DEED OF RECONVEYANCE

U.S. Bank Trust Company, National Association, a national banking association, as the Trustee of record under the following described Oregon Trust Deed, Security Agreement and Assignment of Rents and Leases:

Grantor: **Kern Building, LLC**

Original Beneficiary: U.S. Bank National Association

Original Trustee: U.S. Bank Trust Company, N.A.

Dated: 11/22/2010

Recorded: As **Document #2010-014406** on 12/20/2010, in the Records of the County Recorder of Klamath County, Oregon

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Having received from the Beneficiary under said Deed of Trust a written request to reconvey, the Trustee does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by the Trustee in and to the property described in said Deed of Trust.

Date: May 17, 2023

U.S. Bank Trust Company, National Association, as Trustee

Patti Schumacher, Assistant Commercial Officer

STATE OF WISCONSIN)
)ss.
COUNTY OF WINNEBAGO)

This instrument was acknowledged before me on May 17, 2023 by Patti Schumacher, as Assistant Commercial Officer on behalf of U.S. Bank Trust Company, National Association, a national banking association.

Barry Elsholtz, Notary Public

My Commission Expires 05/21/23

Prepared by:
U.S. Bank National Association
Barry Elsholtz
PO Box 3487
Oshkosh WI 54903-3487

Customer #630221
Cost Center #0013114

BARRY ELSHOLTZ
Notary Public
State of Wisconsin

EXHIBIT A

Legal Description of Land:

A tract of land situated in Lot 3 and Lot 4, Block 38 Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4; thence North 50°55' West along the Southwesterly line of said Lot 4 a distance of 81.20 feet to the Northwesterly face of a party wall; thence North 39°12'36" East along the Northwesterly face of said party wall a distance of 90.50 feet; thence North 50°55' West a distance of 39.00 feet to a one-half inch iron pin on the Northwesterly line of said Lot 3; thence North 39°05' East a distance of 39.75 feet to the most Northerly corner of said Lot 3; thence South 50°55' East a distance of 120.00 feet to the most Easterly corner of said Lot 3; thence South 39°05' West a distance of 130.25 feet to the point of beginning.

Also known as: 125 South 6th Street, Klamath Falls, Oregon