

2024-005967

Klamath County, Oregon



00330937202400059670030030

07/11/2024 01:24:03 PM

Fee: \$92.00

When Recorded Return To:

LIEN SOLUTIONS

PO BOX 29071

GLENDALE, CA 91209-9071

Phone #: 800-833-5778

Prepared By:

BANK OF AMERICA CA OPS

Kanchan Asudani

NC1-026-06-04, 900 W Trade St,

Charlotte, NC 28255

2 of 2

DEED OF RECONVEYANCE

This Deed of Release is executed and recorded pursuant to the provisions of Oregon Revised Statutes § 86.720.



NATIONWIDE ESCROW SERVICES, INC., an Oregon Domestic Business Corporation as Trustee, under the Deed of Trust dated **02/17/2016**, made and executed by **Rex Gibson**, as Grantor, and recorded in **Instrument No: 2016-002167** on **02/26/2016**, of the Official Records in the Office of the Recorder of **Klamath County, Oregon**, having received from **Bank of America, 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: \$236,000.00** 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: 500 Main Street, Klamath Falls, OR, 97601

PIN: R476416

Description/Additional information: See attached EXHIBIT A.

Trustee Address: 293 E 1700 N, Mapleton, UT, 84664

Dated this 07/10/2024

Trustee: **NATIONWIDE ESCROW SERVICES, INC.**, an Oregon Domestic Business Corporation




By: Laura Rousslang

State of: Minnesota

County of: Stearns

On 07/10/2024, before me, the undersigned, a notary public in and for said state, personally appeared Laura Rousslang, as Authorized Agents of NATIONWIDE ESCROW SERVICES, INC., an Oregon Domestic Business Corporation, 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: Allison A. Leinen

My Commission Expires: 01/31/2027

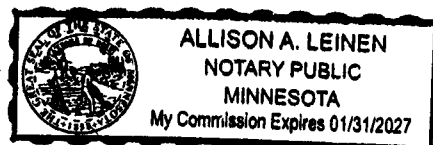


EXHIBIT "A"

A parcel of land situated in the City of Klamath Falls, County of Klamath, State of Oregon, being the Northwesternly 100.00 feet of Lots 5 and 6 of Block 37, "Original Town of Linkville", a duly recorded subdivision in said Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Westerly corner of Lot 5, Block 37 of said "Original Town of Linkville"; thence South 50 degrees 55' 00" East along the Southwesterly boundary of said Lot 5 a distance of 100.00 feet; thence leaving said lot line North 39 degrees 05' 00" East a distance of 130.25 feet to a point on the Northeasterly boundary of Lot 6 of said Block 37; thence North 50 degrees 55' 00" West along said lot boundary a distance of 100.00 feet to the most Northerly corner of said Lot 6; thence South 39 degrees 05' 00" West along the Northwesternly boundary of said Lots 5 and 6 a distance of 130.25 feet to the point of beginning.