

2025-000648

Klamath County, Oregon

01/29/2025 01:32:01 PM

Fee: \$112.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon and does NOT affect the instrument.

ORS 205.234

*This space reserved for use by
Recording Office*

After recording return to: ORS 205.234(1)(c)

1. Title(s) of the transaction(s) ORS 205.234(1)(a)

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

4. True and actual consideration:

ORS 205.234(1)(d) Amount in dollars or other

\$

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

6. Satisfaction of lien, order, or warrant:

Check one (if applicable) ORS 205.234(1)(f)

☐ FULL

☐ PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:

9. If this instrument is being re-recorded, complete the following statement:

ORS 205.244(2)

Re-recorded at the request of: Shannon Maez with Alliance Title & Escrow, LLC

To correct: Deed of Trust Instrument No. from 2023-004943 to 2023-004941

Previously recorded in Book/Reel N/A and Page N/A, or as Fee /Instrument number 2025-000621



Deed Of
Reconveyance

KNOW ALL MEN BY THESE PRESENTS, that the undersigned trustee or successor trustee or successor trustee under that certain Trust Deed executed by Grantor(s),

Joshua Kirchner and Juniper A. Lake, as Tenants by the Entirety
and in which Umpqua Bank, an Oregon State-Chartered is named as beneficiary,

Dated: June 20, 2023 Recorded: June 27, 2023

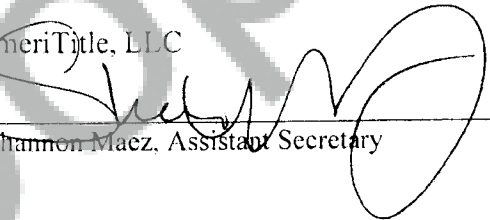
As Instrument No. 2023-004943 Klamath County, OR records, conveying real property situated in said county and described as follows:

(SEE TRUST DEED)

having received from the beneficiary under said trust deed a written request to reconvey, reciting that the obligation secured by said trust deed has been fully paid and performed, hereby does grant, bargain, sell 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 trust deed.

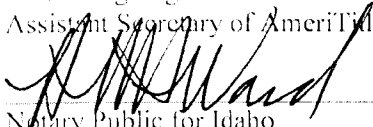
Dated: January 23, 2025

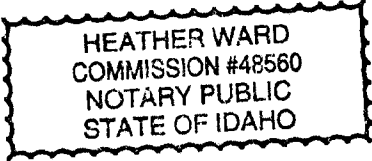
AmeriTitle, LLC

By: 
Shannon Maez, Assistant Secretary

STATE OF IDAHO)
) ss
COUNTY OF ADA)

This foregoing instrument was acknowledged before me on January 23, 2025, by Shannon Maez, Assistant Secretary of AmeriTitle, LLC, dba AmeriTitle.


Notary Public for Idaho
My commission expires: 11/9/2030



After recording, return to:
AmeriTitle, LLC
404 Main St., Ste. 1
Klamath Falls, OR 97601



Deed Of Reconveyance

KNOW ALL MEN BY THESE PRESENTS, that the undersigned trustee or successor trustee or successor trustee under that certain Trust Deed executed by Grantor(s),

Joshua Kirchner and Juniper A. Lake, as Tenants by the Entirety
and in which **Umpqua Bank, an Oregon State-Chartered** is named as beneficiary,

Dated: June 20, 2023

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As **Instrument No. 2023-004943** Klamath County, OR records, conveying real property situated in said county and described as follows:

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having received from the beneficiary under said trust deed a written request to reconvey, reciting that the obligation secured by said trust deed has been fully paid and performed, hereby does grant, bargain, sell 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 trust deed.

Dated: January 23, 2025

AmeriTitle, LLC

By:

Shannon Maez, Assistant Secretary

STATE OF IDAHO)
) ss
COUNTY OF ADA)

This foregoing instrument was acknowledged before me on January 23, 2025, by Shannon Maez, Assistant Secretary of AmeriTitle, LLC, dba AmeriTitle.

Notary Public for Idaho

My commission expires: 11/9/2030

HEATHER WARD
COMMISSION #48560
NOTARY PUBLIC
STATE OF IDAHO

After recording, return to:
AmeriTitle, LLC
404 Main St., Ste. 1
Klamath Falls, OR 97601