

2025-001130

Klamath County, Oregon



00338705202500011300029024

02/19/2025 11:32:07 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

FREMONT MILLWORK CO.
2949 ONYX AVE
KLAMATH FALLS, OR 97603

DEED OF RECONVEYANCE

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

Grantor: **FREMONT MILLWORK CO.**

Original Beneficiary: U.S. Bank National Association

Original Trustee: U.S. Bank Trust Company, National Association

Dated: September 7, 2017

Recorded: As **Document No. 2017-010123** on September 7, 2017, in the Records of the County Recorder of **Klamath County, Oregon**

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.

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Date: February 6, 2025

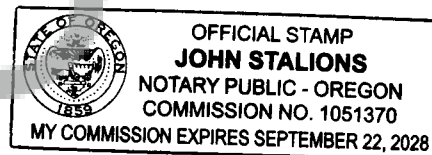
U.S. Bank Trust Company, National Association, as Trustee

Sarah D. Law, Assistant Commercial Officer

STATE OF OREGON)
COUNTY OF MULTNOMAH)

This instrument was acknowledged before me on February 6, 2025 by Sarah D. Law, as Assistant Commercial Officer on behalf of U.S. Bank Trust Company, National Association, a national banking association.

John Stalions, Notary Public
My Commission Expires 09/22/28



Customer #02-248334-588 Cost Center #0015064

Prepared by / Return Rejections to:

U.S. Bank National Association, Cassidy Lial, PO Box 3487, Oshkosh WI 54903-3487

EXHIBIT "A"
(Legal Description)

Parcel 1:

A parcel of land lying in the NW1/4 of the NW1/4, Section 10 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Starting at an iron bolt set in a pavement vault which bolt marks the Northwest corner of Section 10; thence South 0°07'30" East 1342.84 feet to the Southwest corner of the NW1/4 of the NW1/4 of Section 10; thence South 0°07'30" East 2.10 feet to the center line of Onyx Avenue; thence South 89°35'30" East 62.05 feet along the centerline of Onyx Avenue; thence North 0°02'15" West 30 feet to an iron pin which lies at the intersection of the Easterly right of way line of Washburn Way with the Northerly right of way line of Onyx Avenue; thence South 89°35'30" East 1004.91 feet along the Northerly right of way line of Onyx Avenue to an iron pin, said iron pin marking the true point of beginning of this description; thence North 0°05'36" West 170.40 feet to an iron pin; thence North 89°30' West 150 feet to an iron pin; thence South 0°05'33" East 170.64 feet more or less to an iron pin lying on the Northerly right of way line of Onyx Avenue; thence South 89°35'30" East 150 feet along the Northerly right of way line of Onyx Avenue to the true point of beginning.

Parcel 2:

A parcel of land lying in the NW1/4 of the NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin in a pavement vault which marks the North-west corner of Section 10; thence South 0°07'30" East along the Westerly line of Section 10, 1342.84 feet to a nail and brass disc set in pavement, said disc marked RE 3641, and said nail and disc marking the Southwest corner of the NW1/4 of the NW1/4 of Section 10; thence South 89°30' East 1317.01 feet along the South line of the NW1/4 of the NW1/4 of Section 10 to a nail set in a railroad tie, said nail set by F.Z. Howard, County Surveyor, in September 1955, to mark the Southeast corner of the NW1/4 NW1/4 of Section 10, thence North 89°35'30" West 50 feet along the center line of Onyx Street, as constructed; thence North 0°05'40" West along the Westerly line of the Great Northern Railway (now Burlington Northern Railway) right of way line, as protracted, 30 feet to an iron pin and brass disc, said disc marked RE 3641, said pin and disc marking the true point of beginning of this description, thence North 89°35'30" West and parallel to the center line of Onyx Street, as constructed, 200 feet; thence North 0°05'40" West 170.39 feet; thence South 89°30' East 200 feet to an iron pin lying on the Westerly right of way line of aforementioned railway, said iron pin having been set by F.Z. Howard, in September 1955, to mark the Northeast corner of Fremont Glass and Millwork Company property; thence South 0°05'40" East along said railway right of way line 170.08 feet to the true point of beginning.

SAVING AND EXCEPTING THEREFROM any portion of the above mentioned property lying within the limits of Onyx Street or the Great Northern Railway.

ALSO EXCEPTING THEREFROM all that portion conveyed to Klamath County, Oregon by Bargain and Sale Deed recorded May 25, 1970, Instrument No. M70, page 4150 Klamath County Records.

Property located at: 2949 Onyx, Klamath Falls, Oregon