

2025-004827

Klamath County, Oregon



00343253202500048270020028

06/23/2025 11:11:54 AM

Fee: \$82.00

Recording Requested By:  
WELLS FARGO BANK, N.A.

When Recorded Return To:  
LIEN RELEASE DEPT  
T7408-01Y AU 0233287  
WELLS FARGO BANK, N.A.  
P.O. BOX 659250  
SAN ANTONIO, TX 78265-5150



**DEED OF RECONVEYANCE**

WF HOME EQUITY #:65171102351998 "SEAWARD" Klamath, Oregon  
WHEREAS WELLS FARGO NATIONAL BANK WEST fka WELLS FARGO FINANCIAL NATIONAL BANK whose address is 600 S 4TH STREET, 6TH FLOOR, MAC N9300-06L, MINNEAPOLIS, MN 55415 is the present Trustee of record under the following described Deed of Trust:

Trustor: RAYMOND DUANE SEAWARD AND MARILYN RUTH SEAWARD

Beneficiary: WELLS FARGO BANK, N.A.

Original Beneficiary: WELLS FARGO BANK, N.A.

Original Trustee: WELLS FARGO FINANCIAL NATIONAL BANK

Dated: 09/03/2004 Recorded: 09/29/2004 in Book/Reel/Liber: M04 Page/Folio: 65266 as Instrument No.: N/A

In the County of Klamath, State of Oregon

Property Address: 3018 EMERALD ST, KLAMATH FALLS, OR 97601

AND WHEREAS, the above said Deed of Trust has been paid in full;

NOW THEREFORE, the present Trustee having received from the present Beneficiary under said Deed of Trust and the obligations secured thereby a written request to reconvey by reason of the obligations secured by said Deed of Trust,  
DOES HEREBY RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it under said Deed of Trust, describing the land therein as more fully described in said Deed of Trust.

By WELLS FARGO NATIONAL BANK WEST fka WELLS FARGO FINANCIAL NATIONAL BANK as Trustee

On June 11th, 2025

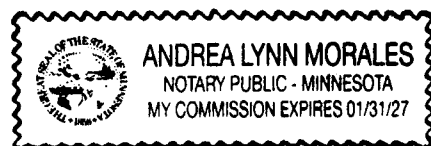
CYNTHIA E. JONES, Vice President Loan Documentation

STATE OF Minnesota  
COUNTY OF Hennepin

On June 11th, 2025, before me, ANDREA LYNN MORALES, a Notary Public, personally appeared CYNTHIA E. JONES, Vice President Loan Documentation, personally known to me (or 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, 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.

WITNESS my hand and official seal,

ANDREA LYNN MORALES  
Notary Expires: 01/31/2027



(This area for notarial seal)