

ON

31158

## APPOINTMENT OF SUCCESSOR TRUSTEE

Vol. m91 Page 122229

KNOW ALL MEN BY THESE PRESENTS, that Steven L. Thompson & Deborah J. Thompson is the grantor, and Carl O. Thompson is the trustee, and Carl O. Thompson & Grace M. Thompson is the beneficiary under that certain trust deed dated May 24, 1991, and recorded on May 28, 1991 in book/reel/volume No. 91 at page 9984 or as fee/file/instrument/microfilm/reception No. 29884 of the Mortgage Records of Klamath County, Oregon.

The undersigned, who is the present beneficiary under said trust deed desires to appoint a new trustee in the place and stead of the original trustee named above;

NOW THEREFORE, in view of the premises, the undersigned hereby appoints Mountain Title Company of Klamath County, whose address is 222 South Sixth Street, Klamath Falls, OR 97601, Oregon, as successor trustee under said trust deed, to have all the powers of said original trustee, effective immediately.

In construing this instrument, and whenever the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned beneficiary has executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

DATED: June 13, 1991

Carl O. Thompson  
Carl O. Thompson  
Grace M. Thompson  
Grace M. Thompson

(If executed by a corporation,  
 affix corporate seal.)

(If the signer of the above is a corporation,  
 use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

This instrument was acknowledged before me on

June 14, 1991, by  
Carl O. Thompson and  
Grace M. Thompson

Evelyn Biehn  
 Notary Public for Oregon  
 (SEAL) My commission expires: 3.25.93

STATE OF OREGON,

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_

19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(SEAL)

APPOINTMENT OF  
SUCCESSOR TRUSTEE

RE: Trust Deed from \_\_\_\_\_

Grantor

to \_\_\_\_\_

Trustee

AFTER RECORDING RETURN TO

Mountain Title Company  
Coll. #5930

(DON'T USE THIS  
 SPACE: RESERVED  
 FOR RECORDING  
 LABEL IN COUNTIES  
 WHERE USED.)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th. day of June, 1991, at 2:17 o'clock P.M., and recorded in book/reel/volume No. M91 on page 12222 or as fee/file/instrument/microfilm/reception No. 31158 Record of Mortgages of said County.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

By Deborah M. Mendenhall Deputy

Fee \$8.00

Richard A. Spielman, Trustee of the Eugenia M. Spielman Trust, hereinafter called the grantor, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

This Warranty Deed is being rerecorded to correct the legal description.

# MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 200,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 24th day of May, 19 91. If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of Klamath ) ss.  
May 24, 19 91

Henry J. Caldwell, Jr. by Deborah L. Caldwell his attorney in fact.  
HENRY J. CALDWELL, JR.  
Deborah L. Caldwell  
DEBORAH L. CALDWELL

Personally appeared the above named

DEBORAH L. CALDWELL for herself and as attorney-in-fact for HENRY J. CALDWELL, JR. and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kristi L. Field  
Notary Public for Oregon  
My commission expires: 11/16/91

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (SEAL)

HENRY J. CALDWELL, JR. and DEBORAH L. CALDWELL  
7990 HILL RD.  
KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS  
RICHARD A. SPIELMAN THE EUGENIA W.  
2542 WATSON  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS  
RICHARD A. SPIELMAN THE EUGENIA W.  
2542 WATSON  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP  
RICHARD A. SPIELMAN THE EUGENIA W.  
2542 WATSON  
KLAMATH FALLS, OR 97603

SPIELMAN TRUST

SPIELMAN TRUST

SPIELMAN TRUST

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

Lots 1, 2 and 3 and that portion of vacated "F" Street lying Northerly and adjacent to said Lot 1, all in Block 1 of SUNNYSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, Also together with that portion of vacated 5th Avenue which inured thereto by instrument recorded July 6, 1990 in Volume M90 at page 13366, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

A portion of the SE1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian described as follows:

Beginning at an iron axle marking the center one-quarter corner of said Section 20, said point also being the Southwest corner of the RE-SUBDIVISION OF MCLOUGHLIN HEIGHTS; thence North 0 degrees 51' East along the West line of said McLoughlin Heights, a distance of 441.2 feet to an iron pin; thence North 87 degrees 49' West a distance of 210.13 feet to an iron pin on the Easterly line of the O.T.I. access road known as "Campus Drive"; thence Southerly along said Easterly line and along the arc of a 1004.93 foot radius curve to the right, a distance of 474.01 feet to an iron pin on the South line of said SE1/4 NW1/4 of Section 20; thence South 89 degrees 36' 52" East along said South line, a distance of 348.04 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM those portions lying within the right of way of Campus Drive and Daggett Avenue.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day of May A.D., 19 91 at 1:46 o'clock P.M., and duly recorded in Vol. M91 of Deeds on Page 9874.

FEE \$33.00

Evelyn Biehn County Clerk  
By Pauline Muelandere

INDEXED  
D 1 ✓

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 26th day of June A.D., 19 91 at 2:18 o'clock P.M., and duly recorded in Vol. M91 of Deeds on Page 12223.

FEE \$10.00

Evelyn Biehn County Clerk  
By Pauline Muelandere