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MT40934-KR

APPOINTMENT OF SUCCESSOR TRUSTEE and DEED OF FULL RECONVEYANCE

Pursuant to ORS 86 790 (3), the present beneficiary hereby appoints AMERITITLE as successor trustee of the following designated Trust Deed, said successor trustee having all the power of the original trustee, effective herewith;

Dated: February 28, 1997
 Recorded: March 17, 1997
 Volume: 1197, page 7574, Microfilm Records of Klamath County, Oregon
 Amount: \$75,000.00
 Grantor: Four A's Ranch, Inc., an Oregon Corporation
 Trustee: First Valley Bank
 Beneficiary: First Valley Bank

REQUEST FOR RECONVEYANCE

All sums secured by the above referenced Trust Deed have been fully paid and satisfied. AMERITITLE, upon delivery of the Trust Deed and related Note marked "PAID", is hereby authorized and instructed to cancel all evidence of indebtedness secured by the Trust Deed and to reconvey, without warranty, to the parties designated by the terms of said Trust Deed.

DATED August 4, 1997.

BY: FIRST VALLEY BANK now known as First Western Bank

State of ~~KALIFORNIA~~ CALIFORNIA
 County of ~~STANISLA~~

Robert D. Scott, EVP/CCA

Personally appeared the above named AMERITITLE on 8/22/97 day of August, 1997 and acknowledged the foregoing instrument to be their voluntary act and deed.

- SEE ATTACHED -

Notary Public for Oregon California
 My Commission Expires: 8/16/2000

DEED OF RECONVEYANCE

AmeriTitle, having received as

Successor Trustee and the request for full reconveyance as stated above, does hereby grant, bargain and convey, but without any covenant or warranty, express or implied, to the persons legally entitled thereto, all the estate held by AmeriTitle in and to the property described in the above referenced Trust Deed, except as may have heretofore been previously conveyed to such persons.

DATED 8/22/97, 1997

By: Jean Phillips, Assistant Secretary

STATE OF OREGON, County of Klamath) ss.
 8/22, 19 97

Personally appeared Jean Phillips who, being duly sworn, did say that she is the Asst. Secretary of AmeriTitle and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and she acknowledged said instrument to be its voluntary act and deed.

After recording return to:
 Four A's Ranch
 11815 Darlene Lane
 Moore Park, CA 93021

Pamela Spencer
 Notary Public, State of Oregon
 My Commission expires: 8/16/2000



20-24 N. 2nd

State of CaliforniaCounty of VenturaOn August 5, 1997 before me, *Pamela Richardson, A Notary Public*

Dss

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared *Robert D. Scott*

Name(s) of Signer(s)

☒ 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(ies), and that by his/her/their signature(s) 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.

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: *Appointment of Successor Trustee and Deed of Full Reconveyance
between Simi Valley Bank and Amerititle.

Document Date: August 4, 1997 Number of Pages: -1-

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Robert D. Scott

- ☐ Individual
☒ Corporate Officer
 Title(s): Executive Vice Pres/Ch Cr Admin
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

Signer Is Representing:

Simi Valley Bank now
known as First Western Bank

Signer's Name: N/A

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

Signer Is Representing:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day
 of August A.D., 19 97 at 11:26 o'clock A. M., and duly recorded in Vol. M97
 of Mortgages on Page 27567

FEE \$20.00
 20.00 Non-standard

By Bernetha G. Letsch, County Clerk
Hardman Koon