

05 APR 20 AM 10:20

State of Oregon, County of Klamath  
Recorded 04/26/2005 10:28am  
Vol M05 Pg 29302  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 1

When Recorded Mail To:

*pk* Trustee Services, Inc.  
P.O. Box 2980  
Silverdale, WA. 98383-2980

**Substitution of Trustee & Deed of Reconveyance**

Loan No: 830301184 TSI No.: L113972G

Kevin P. Moran, Attorney at Law, whose address is  
9057 Washington Avenue N.W., Silverdale, WA 98383  
is hereby appointed Successor Trustee under that certain Deed of Trust as follows:

**Trustor:**  
BENJAMIN K. SELLERS, AND BETTY J. SELLERS, AS TENANTS BY THE ENTIRETY

**Trustee:**  
PACIFIC CASCADES FINANCIAL INC.

**Beneficiary:**  
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

Dated: 08/06/2002 Recorded: 08/07/2002 Auditor's #:  
Book/Reel: M02 Pg: 44497-4502 Re-Recorded: Auditor's #:  
Book/Reel: Pg:

Filed for record in KLAMATH County, State of OREGON

Legal Description: Tax ID Number:  
AS DESCRIBED IN SAID DEED OF TRUST

Whereas, the undersigned is the owner of the beneficial interest under said Deed of Trust, and the legal owner and holder of the Deed of Trust Note, that said interest has not been transferred, hypothecated or otherwise acquired by any party or parties. Said Note, together with all other indebtedness secured by said Deed of Trust, have been fully paid and satisfied, Kevin P. Moran, Attorney at Law, is hereby requested and directed to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all that estate now held by the Successor Trustee.


Kevin P. Moran, Attorney at Law, as Successor Trustee under the herein above described Deed of Trust, does hereby grant, bargain, sell and reconvey, without warranty, to the person(s) entitled thereto, all right, title and interest in and to the trust property now held by it as Trustee under said Deed of Trust.

Dated: 04/18/2005

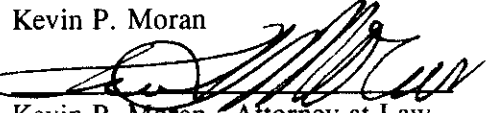
Sterling Savings Bank, successor to Klamath First Federal Savings and Loan Association

  
Heather M. Litchfield, Acting Agent


State of Washington, County of Kitsap  
On this 04/18/2005, before me, a Notary Public qualified for said county, personally came Heather M. Litchfield known to me to be the Acting Agent for Sterling Savings Bank that signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed, for the uses and purposes therein mentioned and on oath state that he / she is authorized to execute the said instrument.  
Witness my hand and official seal on 04/18/05

  
Notary Public in and for the State of Washington

MELISSA D. HASSETT  
NOTARY PUBLIC  
STATE OF WASHINGTON  
MY COMMISSION EXPIRES 03/31/2008

Kevin P. Moran  
  
Kevin P. Moran, Attorney at Law

State of Washington, County of Kitsap  
On this 04/18/2005, before me, a Notary Public qualified for said county, personally came Kevin P. Moran, known to me to be the identical person who executed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed, for the uses and purposes therein mentioned.  
Witness my hand and official seal on hereto affixed the day and year first above written.

  
Notary Public in and for the State of Washington

MELISSA D. HASSETT  
NOTARY PUBLIC  
STATE OF WASHINGTON  
MY COMMISSION EXPIRES 03/31/2008

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