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08/07/2006 09:25:49 AM

Fee: \$26.00

AFTER RECORDING MAIL TO:

UPF INCORPORATED
Ref #27978-129605
910 WEST BOONE AVE.
SPOKANE, WA 99201

APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to ORS 86.790(3), the present beneficiary hereby appoints PETER C. McCORD, an Oregon attorney, as Successor Trustee of the Trust Deed executed by Jerome D Higgins and Patricia J Higgins, as tenants by the entirety, as to Lot 33; and Jerome Higgins and Patricia Higgins, as tenants by the entirety, as to Lot 39, as Trustor(s) on 4/9/2002, to Pacific Cascades Financial Inc, as Trustee, recorded in the office of the Klamath County Recorder, State of Oregon on 4/15/2002 in Book M02 at Page 22014 under Recording No. N/A, and covers the real property situate in Klamath County, Oregon;

Said Successor Trustee to have all the powers of the original Trustee, effective herewith. Further, the obligation secured by such Deed of Trust having been fully paid and performed, the undersigned hereby requests that PETER C. McCORD, as Successor Trustee of said Deed of Trust, reconvey, without warranty, to the parties designated by the terms of same all the estate held thereunder.

**STERLING SAVINGS BANK, SUCCESSOR IN INTEREST TO
KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSN.**

DATED: 07/17/2006

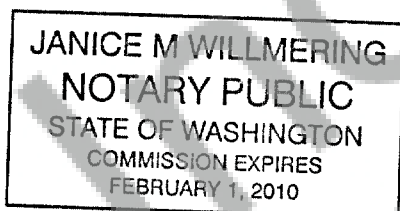
BY: 

Randy Absalonson, President of UPF Incorporated Attorney-in-Fact for Sterling Savings Bank

STATE OF WASHINGTON, County of Spokane:

On 7/17/2006 before me, the undersigned Notary Public, personally appeared Randy Absalonson, President of UPF Incorporated, 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 that he/she/they executed the same in his/her/their authorized capacity(ies) as Attorney-in-Fact for Sterling Savings Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal.

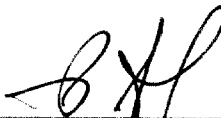




NOTARY PUBLIC in and for the State of Washington
My commission expires: 2/1/10

DEED OF RECONVEYANCE

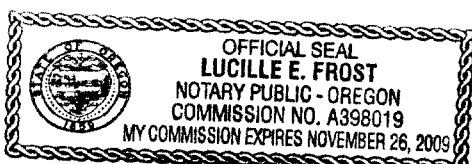
PETER C. McCORD, an Oregon attorney, having received from Beneficiary the appointment as Successor Trustee and the Request for Full Reconveyance reciting that the obligation secured by the hereinabove referenced trust deed has been fully paid and performed, does hereby grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all the estate held by the undersigned in and to the property described in the above-referenced trust deed, except as has been previously conveyed to such person or persons.



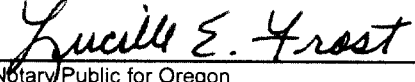
PETER C. McCORD, Successor Trustee

STATE OF OREGON, COUNTY OF MULTNOMAH:

July 31, 2006. Personally appeared the above-named PETER C. McCORD, Successor Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:


Notary Public for Oregon