



2007-013333

Klamath County, Oregon



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07/27/2007 02:15:35 PM

Fee: \$31.00

Return to:
Lakewoods Village, LLC
1225 Avenue C
White City, OR 97503

**APPOINTMENT OF SUBSTITUTE TRUSTEE
AND RECONVEYANCE OF TRUST DEED
(Lost Note and/or Trust Deed)**

ATE: 6806

RECITALS

This document is being recorded as an accommodation only. No information contained herein has been verified.
Aspen Title & Escrow, Inc.

- A. The parties to this instrument are:

Present Beneficiary : PREMIERWEST BANK

Successor Trustee : LAWYERS TITLE INSURANCE CORPORATION, a Nebraska corporation

- B. The undersigned present beneficiary, herein "Beneficiary," is the present owner and holder of the obligations secured by the trust deed, herein "the Trust Deed," whose parties, date and recording information are as follows:

Grantor : LAKEWOODS DEVELOPMENT LLC
Original Trustee : AMERITITLE
Original Beneficiary : PREMIERWEST BANK
Recording Date : 9-30-04
Recording Reference : BOOK M04 PAGE 65849
County of Recording : ~~Jackson~~ Klamath

- C. Beneficiary has received payment in full of the note, herein "the Note," and other obligations secured by the Trust Deed and desires to appoint Lawyers Title Insurance Corporation, herein "Trustee," as successor trustee for purposes of reconveying the Trust Deed.

APPOINTMENT AND RECONVEYANCE

1. Holder of Indebtedness. Beneficiary warrants that it is the legal owner and holder of all indebtedness secured by the Trust Deed, which indebtedness has been fully paid and satisfied.
2. Substitution of Successor Trustee. Beneficiary appoints Trustee as successor trustee under the Trust Deed, with all the powers provided therein and allowed by law.
3. Request for Reconveyance. Beneficiary hereby requests and directs Trustee, upon payment to Trustee of any sums owing to it under the terms of the Trust Deed or provided for by law, to waive cancellation of such evidences of indebtedness secured by the Trust Deed as may not be found by Trustee and to reconvey, without warranty, to the parties designated by the terms of the Trust Deed the estate now held by Trustee under the same. All sums secured by the Trust Deed have been fully paid and satisfied. This Request waiving cancellation of the Note and requesting full reconveyance is given to Trustee in lieu of tender of the Note and execution of any provision on the Trust Deed to request its full reconveyance, inasmuch as the Note and/or Trust Deed have been lost or misplaced.
4. Indemnification. In consideration of Trustee's reconveyance herein of the Trust Deed, Beneficiary, jointly and severally, for themselves, their heirs, personal representatives, successors and assigns, hereby covenant and agree forever fully to protect, defend and save harmless Trustee from any and all losses, costs, damages, attorney fees and expenses of every kind and nature which the Trustee may suffer, expend or incur as a consequence of the performance of the execution of this instrument and delivery and recordation of same and of Trustee's performance of Trustee's duties hereunder.
5. Reconveyance. Trustee hereby grants, bargains, sells and conveys, but without any covenant or warranty, expressed or implied, to the persons legally entitled thereto, all of the right, title and interest under the Trust Deed now held by Trustee in and to the property covered by the Trust Deed and more particularly described as follows:

AS DESCRIBED IN THE TRUST DEED.

Beneficiary

PREMIERWEST BANK

By: GENE A. TAYLOR
Its: VICE PRESIDENT

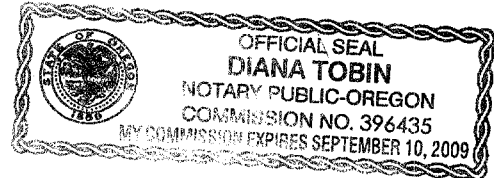
ACKNOWLEDGMENT FOR BENEFICIARY

STATE OF OREGON
County of JACKSON

The foregoing instrument was acknowledged before me this 1st day of JUNE, 2007,

by GENE A. TAYLOR, as VICE PRESIDENT,
of PREMIERWEST BANK, on behalf of the corporation.

Diana Tobin
Notary Public for the State of
My commission expires: 9/10/09



DO NOT WRITE BELOW THIS LINE - RESERVED FOR TRUSTEE

Trustee

Lawyers Title Insurance Corporation

By: Cordelia A. Craner

Date: 6-19-07

STATE OF Oregon,

County of Jackson:

The foregoing instrument was acknowledged before me this 19 day of June, 2007 by Cordelia A. Craner as vice president of Lawyers Title

Insurance Corporation on its behalf.

N. Sauder
Notary Public for Oregon
My commission expires: 3/27/10



Order No. 41g0413658