



2007-013334

Klamath County, Oregon



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07/27/2007 02:16:35 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: 6807

**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 : ASPEN TITLE & ESCROW INC  
Original Beneficiary : PREMIERWEST BANK  
Recording Date : 8-20-04  
Recording Reference : BOOK M04 PAGE 55217  
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**

- 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.
- Substitution of Successor Trustee.** Beneficiary appoints Trustee as successor trustee under the Trust Deed, with all the powers provided therein and allowed by law.
- 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.
- 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.
- 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.

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



**DO NOT WRITE BELOW THIS LINE - RESERVED FOR TRUSTEE**

**Trustee**

Lawyers Title Insurance Corporation

By: Karen W. Carman  
STATE OF OREGON

Date: June 7, 2007

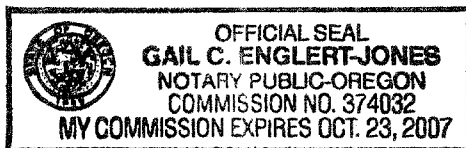
STATE OF OREGON,

County of Oregon

On June 7, before me personally appeared Karen W. Carman,  
as Assist. Secretary of Lawyers Title Insurance Corp

Whose identity was established to my satisfaction, and who execute the forgoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Gail C. Englert-Jones  
Notary Public for Oregon  
My commission expires \_\_\_\_\_