

7/11/08 32441

2008-007159

Klamath County, Oregon



00046224200800071590020029

05/15/2008 09:12:46 AM

Fee: \$31.00

Return to:
Joyce Hong
2422 Wiard Street
Klamath Falls, Or. 97603

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

RECITALS

A. The parties to this instrument are:

Present Beneficiary : Leslie C. Draper and Evelyn Draper, or the survivor thereof
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 : Dennis D. Taber and Joyce E. Taber
Original Trustee : Mountain Title Compan of Klamath County
Original Beneficiary : Leslie C. Draper and Evelyn Draper, or the survivor thereof
Recording Date : July 15, 1994
Recording Reference : July 21, 1994 , Book M-94 , Page 22313
County of Recording : 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.

LAWYERS TITLE INS. CORP. 3004-18088

Beneficiary

Leslie C. Draper
Leslie C. Draper
Evelyn Draper
Evelyn Draper

Date: 2/2/08

Date: 2/2/08

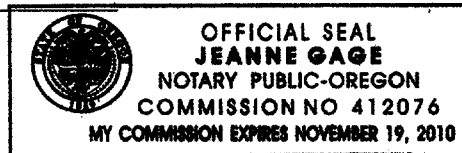
ACKNOWLEDGMENT FOR BENEFICIARY

STATE OF OREGON

County of Klamath

This instrument was acknowledged before me this 2nd day of February, 2008 by
Jeanne Gage, Notary Public - Oregon

Notary Public for the State of Oregon
My commission expires: 11/19/10



DO NOT WRITE BELOW THIS LINE - RESERVED FOR TRUSTEE

Trustee

Lawyers Title Insurance Corporation

By: Karen Carman

Date: April 8, 2008

STATE OF Oregon,

County of Multnomah:

The foregoing instrument was acknowledged before me this 8 day of April, 2008 by Karen
W Carman as Recon Specialist of Lawyers Title Insurance Corporation

on its behalf.

Candice J. Caswell

Notary Public for Oregon
My commission expires: 8-16-09

Order No. 2290274295

