

2008-012269

Klamath County, Oregon



00052464200800122690010019

09/03/2008 09:26:31 AM

Fee: \$26.00

AFTER RECORDING MAIL TO:

UPF SERVICES, LLC
 Ref #51135-205977
 910 WEST BOONE AVE.
 SPOKANE, WA 99201

APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to ORS 86.790(3), Sterling Savings Bank, successor in interest to Klamath First Federal Savings & Loan Assn. the present beneficiary, hereby appoints BRAD L. WILLIAMS, an Oregon attorney, as Successor Trustee of the Trust Deed executed by Benjamin K Sellers and Betty J Sellers, husband and wife, as Trustor(s) on 11/16/1998, to William L Sisemore, as Trustee, recorded in the office of the Klamath County Recorder, State of Oregon on 11/20/1998 in Book M98 at Page 42541 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 BRAD L. WILLIAMS, 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.

LOAN#: 11-771719-2

DATED: 08/20/2008

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

BY:

Sharon K. Van Auch, Vice President of UPF Washington Inc., Attorney-in-Fact for Sterling Savings Bank

STATE OF WASHINGTON, County of Spokane:

On 8/20/2008 before me, the undersigned Notary Public, personally appeared Sharon K. Van Auch, Vice President of UPF Washington Inc., 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.

MELISSA A ENGELHART
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION EXPIRES
 AUGUST 30, 2011

NOTARY PUBLIC in and for the State of Washington
 My commission expires: 8-30-2011

DEED OF RECONVEYANCE

BRAD L. WILLIAMS, an Oregon attorney, having received from Beneficiary the appointment as Successor Trustee and the Request for Full Reconveyance 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.

BRAD L. WILLIAMS, Successor Trustee

STATE OF WASHINGTON, COUNTY OF SPOKANE:

August 25, 2008. Personally appeared the above-named BRAD L. WILLIAMS, Successor Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.

MELISSA A ENGELHART
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION EXPIRES
 AUGUST 30, 2011

Before me:

Notary Public for Washington

My commission expires: 8-30-2011