

2008-014122

Klamath County, Oregon



10/15/2008 10:18:09 AM

Fee: \$31.00

AFTER RECORDING MAIL TO:

UPF SERVICES, LLC
 Ref #52367-209525
 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 Wayne M Cole and Joyce A Cole, husband and wife, as Trustor(s) on 7/7/1998, to William L Sisemore, as Trustee, recorded in the office of the Klamath County Recorder, State of Oregon on 7/13/1998 in Book M98 at Page 24876 under Recording No. N/A, and covers the real property situate in Klamath County, Oregon, as described herein;

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#: 117746787

DATED: 10/03/2008

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

BY: 

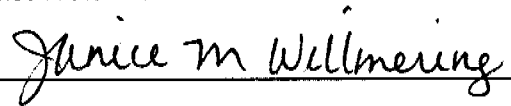
Sharon K. Van Auch, Vice President of UPF Washington Inc., Attorney-in-Fact for Sterling Savings Bank

STATE OF WASHINGTON, County of Spokane:

On 10/3/2008 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.

**JANICE M WILLMERING
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION EXPIRES
 FEBRUARY 1, 2010**



 NOTARY PUBLIC in and for the State of Washington
 My commission expires: 2/1/2010

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.

Legal Description: SEE ATTACHED LEGAL DESCRIPTION BY THIS REFERENCE MADE A PART
 HEREOF

Tax Parcel No.:


 BRAD L. WILLIAMS, Successor Trustee

STATE OF WASHINGTON, COUNTY OF SPOKANE:

10/3/2008. Personally appeared the above-named BRAD L. WILLIAMS, Successor Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.

**JANICE M WILLMERING
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION EXPIRES
 FEBRUARY 1, 2010**

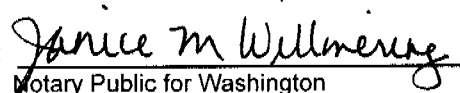
Before me: 
 Notary Public for Washington
 My commission expires: 2/1/2010

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A parcel of land situated in Section 28, Township 39 South Range 9 East of the Willamette, Klamath County, Oregon being more particularly described as follows:

Commencing at the Northwest corner of said Section 28; thence S 00° 01'40" W along the westerly line of said Section 28, 51.50 feet; thence leaving said section line S 89°58' 20" E 756.58 feet to the Northeast corner of that parcel of land described in Deed Volume M73 page 7239, Klamath County Deed records, said point being the Point of Beginning for this description; thence continuing S 89°58'20" E, 710 feet, more or less, to a point that is 85.0 feet easterly of the east line NW ¼NW ¼ of said Section 28; thence Southerly, parallel to but 85.0 feet easterly of said east line NW ¼NW ¼ a distance of 1300 feet, more or less, to a point on the south line N ½ NW ¼ of said Section 28; thence westerly along said south line N ½ NW ¼ a distance of 620 feet, more or less; to the Southeast corner of that certain tract of land described in Deed Volume M73 page 15764, Klamath County Deed Records; thence Northerly along the east line of that parcel of land described in said Deed Volume M73 page 15764, to the Northeast corner thereof; thence N 17°05'05" W along the easterly line of that property as shown on Recorded Survey No. 1681, Klamath County Survey Records, 284.10 feet; thence N 00°01'40" E along the easterly line of that parcel of land described in Deed Volume M73 page 7239, Klamath County Deed records, 200.00 feet to the point of beginning.

Together with: An easement for roadway purposes 60.00 feet in width lying 30.00 feet on each side of the following described center line: Beginning at a point on the westerly line of said Section 28 from which the Northwest corner of said Section 28 bears N 00°01'40" E, 21.50 feet; thence S 89°58'20" E, 1466 feet, more or less, to a point that is 85.0 feet easterly of the east line NW ¼ NW ¼ of said Section 28, said point being the easterly terminus of this easement.