

2009-001383

Klamath County, Oregon



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02/06/2009 08:36:56 AM

Fee: \$31.00

AFTER RECORDING MAIL TO:

UPF SERVICES, LLC
 Ref #55580-217794
 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 Timothy O Sexton and Roberta G Sexton, husband and wife, as Trustor(s) on 11/15/1995, to William L Sisemore, as Trustee, recorded in the office of the Klamath County Recorder, State of Oregon on 11/30/1995 in Book M95 at Page 32784 under Recording No. 9892 and re-recorded on 8/22/1997 as Recording No. 44001 Book M97 Page 27559 in Klamath County, Oregon, 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#: 117732613

DATED: 01/28/2009

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

BY:

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

STATE OF WASHINGTON, County of Spokane:

On 1/28/2009 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.

Vicki E. Anderson

VICKI E. ANDERSON
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION EXPIRES
 JULY 8, 2011

NOTARY PUBLIC in and for the State of Washington
 My commission expires: 7/08/2011

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.

Legal Description: As described in said Deed of Trust

Tax Parcel No.:

Brad Williams

BRAD L. WILLIAMS, Successor Trustee

STATE OF WASHINGTON, COUNTY OF SPOKANE:

1/28/2009. Personally appeared the above-named BRAD L. WILLIAMS, Successor Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.

VICKI E. ANDERSON
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION EXPIRES
 JULY 8, 2011

Before me:

Vicki E. Anderson

Notary Public for Washington

My commission expires: 7/08/2011