

2009-005305

Klamath County, Oregon



00064375200900053050020029

COVER SHEET

ORS: 205.234

04/16/2009 12:33:29 PM

Fee: \$26.00

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

1st 1378765

After recording, return to:

Northwest Trustee
PO Box 997
Bellevue WA 98009
Att: Sandy Ruiz

The date of the instrument attached is April 15 2009

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Apt of Successor Trustee

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Bailey, Mark & Misty

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

MERS

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

6) RE-RECORDED to correct: _____
Previously recorded as: _____

F24

APPOINTMENT OF SUCCESSOR TRUSTEE

0209695212

KNOW ALL MEN BY THESE PRESENTS that Mark R. Bailey and Misty Bailey, husband and wife as joint tenants, as grantors, and First American Title Insurance Company of Oregon, as the trustee, and Mortgage Electronic Registration Systems, Inc. solely as nominee for American Sterling Bank, a Missouri Corporation, is the beneficiary under that certain trust deed dated 08/20/08, and recorded 09/16/08, as 2008-012915 of the Mortgage Records of Klamath County, Oregon. The undersigned, who is the present beneficiary under said trust deed desires to appoint a new trustee in the place and stead of the original trustee named above;

NOW THEREFORE, in view of the premises, the undersigned hereby appoints Northwest Trustee Services, Inc., whose address is P.O. Box 997, Bellevue, WA 98009-0997 as successor trustee under said trust deed, to have all the powers of said original trustee, effective immediately.

In construing this instrument, and whenever the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned beneficiary has executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

Wells Fargo Bank, NA, by Kathy Taggart as Attorney in Fact by Power of Attorney Recorded 05/26/06 under Auditor's File No. M06 10740

Title: Attorney in Fact

State of Washington)
) ss.
County of King)

This instrument was acknowledged before me on April 15, 2009 by Kathy Taggart as Attorney In Fact of Wells Fargo Bank, NA.

Sandy Ruiz
Notary signature

My commission expires 8/2/10

SANDY RUIZ
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
08-02-10

APPOINTMENT OF SUCCESSOR TRUSTEE

Re: Trust Deed from
BAILEY, MARK R. and MISTY
Grantor
to
Northwest Trustee Services, Inc.
Trustee

File No. 7023.02375

After recording return to:

Kathy Taggart
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997