

2011-002570

Klamath County, Oregon



00097775201100025700010016

02/28/2011 08:37:15 AM

Fee: \$42.00

AFTER RECORDING MAIL TO:

UPF WASHINGTON INCORPORATED
 Ref #71237-275488
 12410 E. MIRABEAU PKWY #100
 SPOKANE VALLEY, WA 99216

APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to ORS 86.790(3), MERS (Mortgage Elec. Reg. Systems Inc), as nominee for Action Mortgage Co N/K/A Sterling Savings Bank the present beneficiary, hereby appoints BRAD L. WILLIAMS, an Oregon attorney, as Successor Trustee of the Trust Deed executed by Howard A Phearson Sr and Judith A Phearson, as Trustor(s) on 4/7/2004, to Aspen Title & Escrow Inc, as Trustee, recorded in the office of the Klamath County Recorder, State of Oregon on 4/13/2004 in Book M04 at Page 21414 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#: 115171053

DATED: 02/18/2011

MERS (MORTGAGE ELEC. REG. SYSTEMS INC), AS
 NOMINEE FOR ACTION MORTGAGE CO N/K/A STERLING
 SAVINGS BANK

BY:
 Brian Thompson, Vice President of UPF Washington
 Inc., Attorney-in-Fact for Sterling Savings Bank

STATE OF WASHINGTON, County of Spokane:

On 2/18/2011 before me, the undersigned Notary Public, personally appeared Brian Thompson, 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.

DEBRA K. BAUMGARTNER
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION EXPIRES
 AUGUST 12, 2014

NOTARY PUBLIC in and for the State of Washington
 My commission expires: 8/12/14

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 L. WILLIAMS, Successor Trustee

STATE OF WASHINGTON, COUNTY OF SPOKANE:

²²
 2/18/2011. Personally appeared the above-named BRAD L. WILLIAMS, Successor Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.

DEBRA K. BAUMGARTNER
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION EXPIRES
 AUGUST 12, 2014

Before me:

Notary Public for Washington
 My commission expires: 8/12/14