

2011-003292

Klamath County, Oregon



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03/08/2011 09:20:42 AM

Fee: \$62.00

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**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

**LOAN #: 593045754 "WOCUS MINI STORAGE, LLC" KLAMATH COUNTY, Oregon**

**Dated: March 02, 2011**

WHEREAS **GERALD D. WYGANT** is the present Trustee of record under the following described Deed of Trust:

Trustor: **Wocus Mini Storage, LLC, an Oregon Limited Liability Company.**; Beneficiary: **PREMIERWEST BANK**; Original Beneficiary: **PREMIERWEST BANK**; Original Trustee: **AMERITITLE**  
Substitute Trustee : **GERALD D. WYGANT**

Dated: **11/3/2004** Recorded: **11/5/2004** in Book/Reel/Liber: **Vol M04 Page: 76237-46** as Instrument No.: , in **KLAMATH COUNTY, Oregon**

Loan Amount **\$250,000.00**, Tax Parcel ID: **3809-007CO-03000-000, 3809-007CO-02800-000, 3809-007CO-02700-000**

Property Address: **5040 Wocus Rd, Klamath Falls, OR 97601**

Legal and/or Assignment: **SEE ATTACHED FOR LEGAL DESCRIPTION**

AND WHEREAS, the above said Deed of Trust has been paid in full; and the undersigned, who is the present Beneficiary under said Deed of Trust, desires to appoint a successor Trustee under said Deed of Trust in the place and stead of present Trustee hereunder;

Now therefore, the undersigned hereby substitutes **GERALD D. WYGANT** as Successor Trustee under said Deed of Trust, to have all the powers of said original Trustee, effective immediately;

NOW THEREFORE, the present Trustee having received from the present owner of the beneficial interest under said Deed of Trust and the obligations secured thereby, a written request to reconvey by reason of the obligations secured by said Deed of Trust;

DOES HEREBY RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it under said Deed of Trust, describing the land therein as more fully described in said Deed of Trust.

**PREMIERWEST BANK**

On **March 02, 2011**

By:

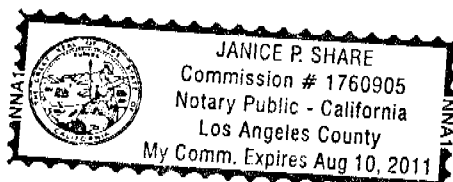
**LASHANTA WALL**  
**ASSISTANT VICE PRESIDENT**

**STATE OF California, COUNTY OF LOS ANGELES**

On **March 02, 2011**, before me, **Janice P. Share** a Notary Public in and for the county of **LOS ANGELES** in the state of **California**, personally appeared **Lashanta Wall**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Notary Public  
**Janice P. Share**



(This area is for notarial seal)

By **GERALD D. WYGANT** as Trustee

On 03/03/2011

By:   
GERALD D. WYGANT, ATTORNEY AT LAW

State of Oregon

County of Multnomah

On 03/03/2011, before me, Kari Burnett, a Notary Public in and for the county of Multnomah in the State of Oregon, personally appeared Gerald D. Wygant, Attorney at Law, TRUSTEE, 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 to me that he/she/they executed the same in his/her/their authorized capacity, and that by this/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

  
Notary Expires: 1 1

(This area is for the notarial seal)



EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

PARCEL A:

A tract of land situated in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Westerly right of way line of the old The Dalles-California Highway which point is 489.5 feet North 89° 49' West along the East-West quarter line and South 6° 02' West along the Westerly right of way of said highway 2,100.49 feet from the center of Section 7, said Township and Range, and running thence South 6° 02' West along said Westerly right of way line a distance of 173.6 feet to a point; thence North 89° 42' West parallel to the South line of said Section 7, a distance of 486.54 feet to a point; thence North 6° 02' East parallel to above mentioned Westerly right of way line a distance of 172.65 feet to a point; thence South 89° 49' East a distance of 480.54 feet to the point of beginning.

PARCEL B:

A tract of land situated in the S1/2 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point which lies North 89° 49' West along the quarter line a distance of 976.04 feet and South 6° 02' West parallel to the centerline of the Old Dalles-California Highway a distance of 2100.6 feet from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, said point being the Southeast corner of that tract conveyed by deed recorded in Volume 149, page 149; thence continuing South 6° 02' West a distance of 172.65 feet to a point; thence North 89° 49' West parallel to the above mentioned quarter line to a point on the Easterly right of way line of the New Dalles-California Highway; thence in a Northwesterly direction along said right of way line of said new highway to a point on the Easterly right of way line of said new highway which is North 89° 49' West a distance of 132 feet, more or less, from the point of beginning; thence South 89° 49' East a distance of 132 feet, more or less, to the point of beginning.

EXCEPTING FROM THE ABOVE DESCRIBED TWO PARCELS that property described in Warranty Deed to Klamath County, a political subdivision of the State of Oregon, recorded August 27, 1981 in Volume M81, page 15270, Deed Records of Klamath County, Oregon, as follows: A parcel of land in the SE1/4 of the SW1/4 of Section 7, Township 38 South, Range 9 East, of the Willamette Meridian, more particularly described as follows: Beginning at a point on the Westerly right of way line of Wocus Road, Klamath County, Oregon, which point is 489.5 feet North 89° 49' West along the East-West quarter line and South 6° 02' West along the West right of way of said Wocus Road, 2,193.69 feet from the center of Section 7, said township and range; and run thence South 6° 02' West along said Westerly right of way line a distance of 80.4 feet; thence North 89° 42' West 563.7 feet; thence Northwesterly along the East right of way line of The Dalles-California Highway 81.86 feet; thence South 89° 42' East 589.10 feet to the point of beginning.

And further described as the Southerly 80 feet of the parcels described in Volume M76, pages 14208, 14209 and 14210 of Klamath County, Oregon, deed records.

76245

PARCEL 2:

A parcel of land in the SE1/4 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Wocus Road, Klamath County, Oregon, which point is 489.5 feet North 89° 49' Westerly along the East-West quarter line and South 6° 02' Westerly along the West right of way of said Wocus Road, 2,193.69 feet from the center of Section 7, said township and range; and run thence South 6° 02' West along said Westerly right of way line a distance of 80.4 feet; thence North 89° 42' Westerly 563.7 feet; thence Northwesterly along the East right of way line of The Dalles-California Highway 81.86 feet; thence South 89° 42' East 589.10 feet to the point of beginning.

And further described as the Southerly 80 feet of the parcels described in Volume M76, page 14208, 14209 and 14210 of Klamath County Deed Records.

Tax Account No.: 3809-007CO-03000-000

Key No.: 429584

PARCEL 3:

A parcel of land located in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe marking the quarter corner common to Sections 7 and 18, Township and Range aforesaid, thence North 89° 42' West a distance of 770.8 feet; thence North 6° 02' East a distance of 290.9 feet to a point on the Westerly right of way line of the Dalles California Highway, which point is at the Southeast corner of the tract herein described; thence North 6° 02' East a distance of 112.1 feet; thence North 89° 42' West a distance of 591.8 feet; thence South 0° 01' West a distance of 111.5 feet; thence South 89° 42' East a distance of 580 feet to the point of beginning, excepting portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded on page 65 of Volume 138, Deed Records of Klamath County, Oregon.

TOGETHER WITH That portion of land located in the SE1/4 SW1/4 Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; being more particularly described as follows:

Commencing at the one-quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 42' West, 770.80 feet to a point on the Westerly right of way line of the former Dalles-California Highway, now a County Road; thence North 06° 02' East along said Westerly right of way line, 280.90 feet to the point of beginning for this description; thence North 89° 42' West, 260.00 feet; thence North 06° 02' East 10.00 feet; thence South 89° 42' East, 260.00 feet to a point on the Westerly right of way line of the aforementioned County Road; thence South 06° 02' West, 10.00 feet to the point of beginning.

(Legal Description Continued)

76246

EXCEPTING THEREFROM the following described tract of land conveyed by instrument recorded May 19, 1975 in Volume M75, page 14638, Microfilm Records of Klamath County, Oregon, to wit:

That portion of land located in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the one-quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 42' West 770.80 feet to a point on the Westerly right of way line of the former Dalles-California Highway, now a County Road; thence North 06° 02' East along said Westerly right of way line, 280.90 feet to the point of beginning for this description; thence North 06° 02' East a distance of 122.1 feet; thence North 89° 42' West a distance of 390.00 feet; thence South 06° 02' West a distance of 112.10 feet; thence South 89° 42' East a distance of 130.00 feet; thence South 06° 02' West a distance of 10.00 feet; thence South 89° 42' East a distance of 260.00 feet to the point of beginning.

Tax Account No: 3809-007C0-02800-000

Key No: 429575

PARCEL 4:

That portion of land located in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the ¼ corner common to Section 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence North 89° 42' West 770.80 feet to a point on the Westerly right of way line of the former Dalles - California Highway, now a County Road; thence North 06° 02' East along said Westerly right of way line, 280.90 feet to the point of beginning for this description; thence North 06° 02' East a distance of 122.1 feet; thence North 89° 42' West a distance of 390.0 feet; thence South 06° 02' West a distance of 112.10 feet; thence South 89° 42' East a distance of 130.0 feet; thence South 06° 02' West a distance of 10.0 feet; thence South 89° 42' East a distance of 260.0 feet to the point of beginning.

Tax Account No.: 3809-007C0-02700-000

Key No.: 429566