

2012-001764

Klamath County, Oregon



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02/16/2012 01:02:28 PM

Fee: \$42.00

AFTER RECORDING MAIL TO:

UPF WASHINGTON INCORPORATED
Ref #77550-300750
12410 E. MIRABEAU PKWY #100
SPOKANE VALLEY, WA 99216

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

Banner Bank, the undersigned beneficiary, whose address is 10 S First Avenue, Walla Walla, Washington 99362, holder of the note secured by a Deed of Trust dated 8/17/2009, executed by Lee A Balzer and Janet A Balzer, as tenants in common each as to a 50% interest, whose address is 141128 Elk Haven Way, Crescent Lake, OR 97733, as Grantor(s), to Amerititle, as Trustee for Banner Bank, as beneficiary, which Deed of Trust recorded on 8/19/2009, as Document/Instrument No. 2009-011162, records of Klamath County, Oregon, hereby substitutes BRAD L WILLIAMS, an Oregon attorney, whose address is c/o UPF Washington Incorporated, 12410 E Mirabeau Pkwy #100, Spokane Valley, WA 99216, as Substitute Trustee of the above Deed of Trust.

Property Address: 141128 Elk Haven Way, Crescent Lake, OR 97733

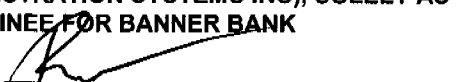
BRAD L WILLIAMS, an Oregon attorney, hereby accepts said appointment as Trustee under above Deed of Trust and as substitute trustee, pursuant to the request of the present Beneficiary and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person or persons legally entitled thereto, all the estate now held by him under above Deed of Trust.

DATED: 02/09/2012


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**MERS (MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC), SOLELY AS
NOMINEE FOR BANNER BANK**

BY:


Brian Thompson, Vice President of UPF
Washington Inc., Attorney-in-Fact for Banner
Bank

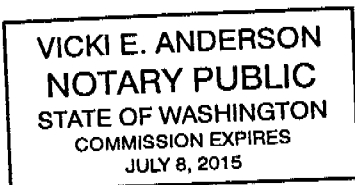
BY:



Brad L. Williams, Substitute Trustee

STATE OF WASHINGTON, County of Spokane:

On 2/9/2012 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 Banner 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.

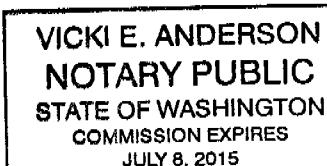


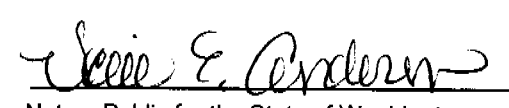

NOTARY PUBLIC in and for the State of Washington
My commission expires: 7/8/2015

STATE OF WASHINGTON, COUNTY OF SPOKANE:

On 2/9/2012, before me, the undersigned, personally appeared Brad L Williams, 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 upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.




Notary Public for the State of Washington
My commission expires: 7/8/2015