

2012-002088

Klamath County, Oregon



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02/28/2012 09:05:40 AM

Fee: \$42.00

AFTER RECORDING MAIL TO:

UPF WASHINGTON INCORPORATED
Ref #77723-301581
12410 E. MIRABEAU PKWY #100
SPOKANE VALLEY, WA 99216

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

Sterling Savings Bank, the undersigned beneficiary, whose address is 111 North Wall, Spokane, Washington 99201, holder of the note secured by a Deed of Trust dated 7/31/1995, executed by Michael Alan Gardner and Kimberly Ann Gardner, husband and wife, whose address is 37 Lowell Street, Klamath Falls, OR 97601, as Grantor(s), to William L Sisemore, as Trustee for Sterling Savings Bank, as beneficiary, which Deed of Trust recorded on 8/2/1995, as Document/Instrument No. VOL M95 PAGE 20264, 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: 37 Lowell Street, Klamath Falls, OR 97601

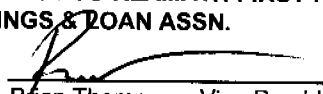
BRAD L WILLIAMS, an Oregon attorney, hereby accepts said appointment as Trustee under above Deed of Trust and as substitute trustee, pursuant to the request of the present Beneficiary and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person or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

DATED: 02/21/2012

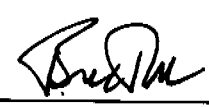
DATED: 02/21/2012

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

BY:


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

BY:

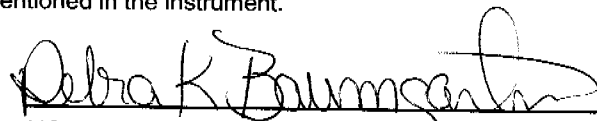

Brad L. Williams, Substitute Trustee

STATE OF WASHINGTON, County of Spokane:

On 2/21/2012 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 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

STATE OF WASHINGTON, COUNTY OF SPOKANE:

On 2/21/2012, 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.

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


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