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2012-002225
Klamath County, Oregon



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03/01/2012 02:21:38 PM

Fee: \$42.00

**RECORDING COVER SHEET
FOR CONVEYANCES, PER ORS 205.234**

*THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.*

AFTER RECORDING RETURN TO

Northwest Trustee Services, Inc.

Attn: Kathy Taggart

PO Box 997

Bellevue, WA 98006-0997

File No. 7023.98727

1. NAME(S) OF THE TRANSACTION(S),

Appointment of Successor Trustee

2. DIRECT PARTY or GRANTOR,

Wells Fargo Bank, NA
3476 Stateview Boulevard
Fort Mill, SC 29715

3. INDIRECT PARTY or GRANTEE,

Northwest Trustee Services, Inc.
PO Box 997

Bellevue, WA 98006-0997

Larry & Claudie Klem
PO Box 1173, Klamath Falls, OR 97601

4. TRUSTEE

Northwest Trustee Services, Inc.
PO Box 997
Bellevue, WA 98006-0997

5. Document Reference # 706-15386

APPOINTMENT OF SUCCESSOR TRUSTEE

0152771788

KNOW ALL MEN BY THESE PRESENTS that LARRY L. KELM AND CLAUDIA F. KELM, AS TENANTS BY THE ENTIRETY, as grantors, and Fidelity National Title Insurance Company, as the trustee, and Wells Fargo Bank, N.A., is the beneficiary under that certain trust deed dated 07/24/06, and recorded 07/31/06, as M06-15386 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 1-22-2010 under Auditor's File No. 2010-851

Title: Attorney In Fact

State of Washington)
) ss.
County of King)

This instrument was acknowledged before me on February 28, 2012 by Kathy Taggart as Attorney In Fact of Wells Fargo Bank, NA.

[Signature]
Notary signature
My commission expires 12/25/12

BRIAN C. PHAM
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
12-28-12

APPOINTMENT OF SUCCESSOR TRUSTEE
Re: Trust Deed from
KELM, THE ESTATE OF LARRY L. and CLAUDIA F. KELM
Grantor
to
Northwest Trustee Services, Inc.
Trustee
File No. 7023.98727

After recording return to:
Kathy Taggart
Northwest Trustee Services, Inc.
P.O. Box 997
Bellevue, WA 98009-0997