

2012-005454

Klamath County, Oregon



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05/21/2012 09:47:54 AM

Fee: \$52.00

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SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

LOAN #: 743089588 "THANH-VAN THI UONG" KLAMATH COUNTY, Oregon

Dated: **May 14, 2012**

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

Trustor/Borrower: **Thanh-Van Thi Uong**
Trustor/Borrower Address: **1354 East Ave STE S, Chico, CA 95926**
Original Beneficiary: **PREMIERWEST BANK**
Beneficiary: **PREMIERWEST BANK**
Beneficiary Address: **503 Airport Rd/PO Box 40, Medford, OR 97501**
Original Trustee: **AMERITITLE**
Substitute Trustee: **GERALD D. WYGANT**
Substitute Trustee Address: **521 Southwest Clay, Suite 200, Portland, Oregon, 97201**

Dated: **4/23/2008** Recorded: **4/28/2008** in Book/Reel/Liber: Page: as Instrument No.: **2008-006122**, in **KLAMATH COUNTY, Oregon**

Loan Amount **\$225,000.00**, Tax Parcel ID: **3909-003CA-00501-000**
Property Address: **3125 Crosby Ave, Klamath Falls, OR 97603**

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 **May 14, 2012**

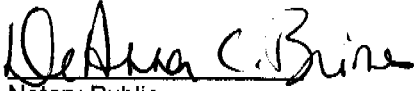
By: _____

PAUL CHOI
ASSISTANT VICE PRESIDENT

STATE OF California, COUNTY OF LOS ANGELES

On May 14, 2012, before me, **DeAnna C. Briones** a Notary Public in and for the county of **LOS ANGELES** in the state of **California**, personally appeared **Paul Choi**, 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

DeAnna C. Briones

By **GERALD D. WYGANT** as Trustee

On 05/16/2012

By: 

GERALD D. WYGANT, ATTORNEY AT LAW

State of Oregon

County of Multnomah

On 05/16/2012, 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, 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.

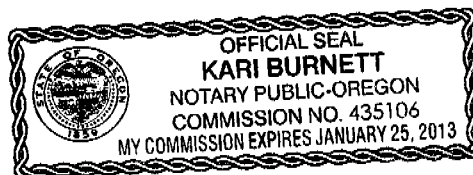
WITNESS my hand and official seal,



Notary Expires: 1 / 1



(This area is for notarial seal)



(This area is for the notarial seal)

Thanh-Van Thi Uong
Loan # 743089588

EXHIBIT "A"

Parcel 2 of Minor Land Partition No. 61-91, recorded in records of the Klamath County Clerk, located in the NE 1/4 SW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

EXCEPTING THEREFROM the South 5 feet as described in the Warranty Deed to Klamath County, a Political Subdivision of the State of Oregon, recorded April 5, 2006 in Volume M06, page 06634, Microfilm Records of Klamath County, Oregon.

The Real Property or its address is commonly known as 3125 Crosby Avenue, Klamath Falls, OR 97603. The Real Property tax identification number is 3909-003CA-00501-000, Key No. 873361.