

2012-005575

Klamath County, Oregon



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05/22/2012 11:24:20 AM

Fee: \$52.00

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**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

**LOAN #: 593046026 "JA KLAMATH, LLC" KLAMATH COUNTY, Oregon**

**Dated: May 17, 2012**

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

Trustor/Borrower: **JA Klamath, LLC,**  
Trustor/Borrower Address: **3815 S. 6th St. STE 105, Klamath Falls, OR 97603**  
Original Beneficiary: **PREMIERWEST BANK**  
Beneficiary: **PREMIERWEST BANK**  
Beneficiary Address: **503 Airport Rd/PO Box 40, Medford, OR 97501**  
Original Trustee: **FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON**  
Substitute Trustee: **GERALD D. WYGANT**  
Substitute Trustee Address: **521 Southwest Clay, Suite 200, Portland, Oregon, 97201**

Dated: **11/3/2004** Recorded: **11/4/2004** in Book/Reel/Liber: **VOI M04 Page: 76024-30** as Instrument No.: , in **KLAMATH COUNTY, Oregon**

Loan Amount **\$100,000.00**, Tax Parcel ID: **R477629, R477594**  
Property Address: **729 South 6th St., 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 **May 17, 2012**

By:

**PAUL CHOI**  
**ASSISTANT VICE PRESIDENT**

STATE OF California, COUNTY OF LOS ANGELES

On May 17, 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.

DeAnna C. Briones

Notary Public  
DeAnna C. Briones

By GERALD D. WYGANT as Trustee  
On 05/18/2012

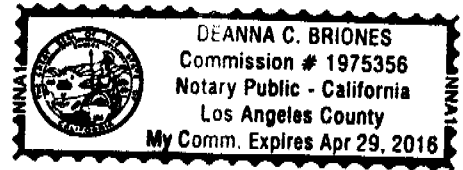
By: [Signature]  
GERALD D. WYGANT, ATTORNEY AT LAW

State of Oregon  
County of Multnomah

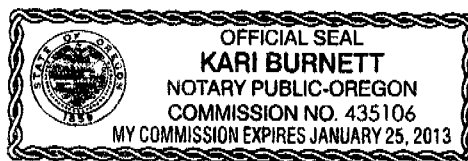
On 05/18/2012, before me, Kari Burnett, a Notary Public in and for the county of Multnomah in the State of Oregon, personally appeared Gerald D. Wygant, Attorney, TRUSTEE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed 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,

[Signature]  
Notary Expires: 1 / 1



(This area is for notarial seal)



(This area is for the notarial seal)

**Exhibit "A"**

Real property in the County of , State of Oregon, described as follows:

Parcel One: A parcel of land situated in the SE 1/4 NE 1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pipe on the Easterly property line of Elm Street, said pipe being 100.00 feet Northeasterly from the Northeast corner of the South Sixth Street and Elm Street intersection; thence Northeasterly along the Easterly property line of Elm St. 121.99 feet to an iron pipe; thence in a Northeasterly direction along the arc of a 20 foot radius curve to the right to an iron pipe on the Westerly property line of Commercial St., thence Southerly along the Westerly property line of Commercial Street 181.37 feet to an iron pipe; thence Northwesterly along a line parallel to South Sixth St. and 100 feet therefrom 138.67 feet to the point of beginning being a portion of an unplatted block in Klamath Addition to the City of Klamath Falls, Oregon.

Parcel Two: Beginning at a point at the intersection of the Northerly line of 6th Street and the section line between Sections 32 and 33, Township 38 South, Range 9 East of the Willamette Meridian, which point is 37.81 chains South of the Section corner common to Sections 28, 29, 32 and 33 of said Township and Range; running thence Northerly along said section line a distance of 128.6 feet to a point; thence N. 51°4' West parallel to the Northerly line of 6th Street and 100 feet therefrom a distance of 80.7 feet to the Easterly corner of tract heretofore conveyed by C. D. Willson to Stella Orr; thence Southwesterly at right angles to 6th Street 100 feet; thence S. 51°4' East along the Northerly line of 6th Street 160.5 feet to the point of beginning.

Tax Parcel Number: R477629 and R477594