

2012-005860

Klamath County, Oregon



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05/30/2012 09:51:39 AM

Fee: \$52.00

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**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

LOAN #: 593065117 "BALEY-TROTMAN FARMS" KLAMATH COUNTY, Oregon

Dated: May 24, 2012

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

Trustor/Borrower: Baley-Trotman Farms, an Oregon General Partnership.  
Trustor/Borrower Address: PO Box 417, Malin, OR 97632  
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, Sulte 200, Portland, Oregon, 97201

Dated: 8/24/2007 Recorded: 8/30/2007 in Book/Reel/Liber: Page: as Instrument No.: 2007-015375, in KLAMATH COUNTY, Oregon

Loan Amount \$650,000.00, Tax Parcel ID: 4112-01600-02300-000, 4112-016CD-0040-000  
Property Address: 1459 Depot Rd, Malin, OR 97632

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 24, 2012

By:

LASHANTA WALL  
ASSISTANT VICE PRESIDENT

STATE OF California, COUNTY OF LOS ANGELES

On **May 24, 2012**, before me, **DeAnna C. Briones** a Notary Public in and for the county of **LOS ANGELES** in the state of **California**, personally appeared **Lashanta Wall**, 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.

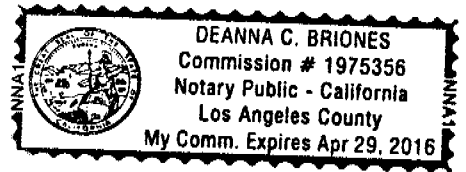
DeAnna C. Briones

Notary Public

**DeAnna C. Briones**

By **GERALD D. WYGANT** as Trustee

On 05/25/2012



(This area is for notarial seal)

By: Gerald D. Wygant

**GERALD D. WYGANT, ATTORNEY AT LAW**

State of Oregon

County of Multnomah

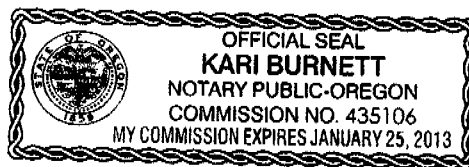
On 05/25/2012, before me, Kari Burnett, a Notary Public in and for the county of Multnomah in the State of Oregon, personally appeared Gerald D. Wygant, Attorney at Law TRUSTEE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed 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,

Kari Burnett

Notary Expires:   /  /  

(This area is for the notarial seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

That portion of the S1/2 SW1/4 of Section 16, Township 41 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon, as described as follows:

Beginning at the intersection of the Northeasterly line of the Great Northern Railroad right of way, 300 feet wide, as described in deed recorded in Volume 96, page 109, of Deed Records of Klamath County, Oregon, with the Northwesterly line of the Depot Road, 80 feet wide, as described in Deed recorded in Volume 96, page 173, of Deed Records of said County; thence North 71° 45' East along said Depot Road a distance of 263.29 feet to the True Point of Beginning of this description; thence North 165.23 feet; thence West 549.60 feet to the Northeasterly line of said Railroad right of way; thence following the boundary line of said Railroad right of way to its intersection with the North line of the S1/2 of the SW1/4 of Section 16; thence East along the North line to the Northeast corner of the SE1/4 of the SW1/4; thence South along the East line of said SE1/4 of the SW1/4 277.90 feet, more or less, to its intersection with the Northwesterly line of the Depot Road; thence Southwesterly along the Northwesterly line of the Depot Road to the true point of beginning.

EXCEPTING therefrom an additional portion conveyed to the Great Northern Railway by deed recorded in Volume 105 of Deeds, page 209, Records of Klamath County, Oregon.

**PARCEL 2**

That portion of the SE1/4 SW1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the Northeast line of the Great Northern Railroad right of way, 300 feet wide, as described in Deed Volume 96, page 109, records of said County, with the Northerly line of Depot Road, 80 feet wide, as described in Deed recorded in Volume 96, page 173 of Deed Records of County; thence North 71° 45' East along said Depot Road 263.29 feet; thence North 165.23 feet; thence West 549.60 feet to the Northeast line of said railroad right of way, said line being a curve concave Southwesterly having a radius of 3064.93 feet; thence Southeasterly along said curve, 388.96 feet to the point of beginning.