

2014-006783

Klamath County, Oregon

06/26/2014 09:07:39 AM

Fee: \$57.00



Portland West Branch  
File No. 37F0402037

Return to:  
Brian W. Cochran  
8725 SE 42nd Avenue  
Milwaukie, OR 97222

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
AND RECONVEYANCE OF TRUST DEED  
(Lost Note and/or Trust Deed)  
RECITALS**

A. The parties to this instrument are:

Present Beneficiary : McCallister Dodds

Successor Trustee : Lawyers Title of Oregon, LLC, an Oregon Limited Liability Company

B. The undersigned present beneficiary, herein "Beneficiary," is the present owner and holder of the obligations secured by the trust deed, herein "the Trust Deed," whose parties, date and recording information are as follows:

Grantor : Mitcel D. Miller (Mitchell) and Irene B. Miller

Original Trustee : Aspen Title and Escrow, Inc.

Original Beneficiary : McCallister Dodds

Recording Date : March 25, 1994

Recording Reference : M94, Page 8882, Microfilm Records of Klamath County, OREGON

County of Recording : Klamath

Assumption and Assignment Agreement by Instrument

From: Irene Miller

To: Brian Cochran

Recorded Dated: February 23, 2010

Recording Reference: 2010-008648, Microfilm Records of Klamath County, Oregon

C. Beneficiary has received payment in full of the note, herein "the Note," and other obligations secured by the Trust Deed and desires to appoint Lawyers Title of Oregon, LLC, an Oregon Limited Liability Company, herein "Trustee," as successor trustee for purposes of reconveying the Trust Deed.

**APPOINTMENT AND RECONVEYANCE**

1. Holder of Indebtedness. Beneficiary warrants that it is the legal owner and holder of all indebtedness secured by the Trust Deed, which indebtedness has been fully paid and satisfied.
2. Substitution of Successor Trustee. Beneficiary appoints Trustee as successor trustee under the Trust Deed, with all the powers provided therein and allowed by law.
3. Request for Reconveyance. Beneficiary hereby requests and directs Trustee, upon payment to Trustee of any sums owing to it under the terms of the Trust Deed or provided for by law, to waive cancellation of such evidences of indebtedness secured by the Trust Deed as may not be found by Trustee and to reconvey, without warranty, to the parties designated by the terms of the Trust Deed the estate now held by Trustee under the same. All sums secured by the Trust Deed have been fully paid and satisfied. This Request waiving cancellation of the Note and requesting full reconveyance is given to Trustee in lieu of tender of the Note and execution of any provision on the Trust Deed to request its full reconveyance, inasmuch as the Note and/or Trust Deed have been lost or misplaced.

LAWYERS 37F0402037

4. Indemnification. In consideration of Trustee's reconveyance herein of the Trust Deed, Beneficiary, jointly and severally, for themselves, their heirs, personal representatives, successors and assigns, hereby covenant and agree forever fully to protect, defend and save harmless Trustee from any and all losses, costs, damages, attorney fees and expenses of every kind and nature which the Trustee may suffer, expend or incur as a consequence of the performance of the execution of this instrument and delivery and recordation of same and of Trustee's performance of Trustee's duties hereunder.
5. Reconveyance. Trustee hereby grants, bargains, sells and conveys, but without any covenant or warranty, expressed or implied, to the persons legally entitled thereto, all of the right, title and interest under the Trust Deed now held by Trustee in and to the property covered by the Trust Deed and more particularly described as follows: **AS DESCRIBED IN THE TRUST DEED.**

**Beneficiary:**

McCallister Dodds  
McCallister Dodds

Date: 5/30/14

**ACKNOWLEDGMENT FOR BENEFICIARY**

SPT  
STATE OF ~~OREGON~~ California  
County of Contra Costa

This instrument was acknowledged before me this 30 day of May, 2014 by McCallister Dodds.

Sean Patrick Tedlock  
Notary Public for the State of ~~Oregon~~ California  
My commission expires: 04-15-2016



**DO NOT WRITE BELOW THIS LINE - RESERVED FOR TRUSTEE**

**Trustee**

Lawyers Title of Oregon, LLC, an Oregon Limited Liability Company

By: K Fisher

Date: 6-25-14

STATE OF Oregon,

County of Multnomah

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of June, 2014

by Kirsten Fisher as Reconveyance Specialist

of Lawyers Title of Oregon, LLC, an Oregon Limited Liability Company on its behalf.

Jason Carl Dahlberg  
Notary Public for Oregon  
My commission expires: 3/31/2018

Order No. 37F0402037

