

AFTER RECORDING, RETURN TO:

YOKUM PROPERTIES LLC  
2080 PRAIRIE RD  
EUGENE, OR 97402

2014-010331

Klamath County, Oregon

10/06/2014 03:01:12 PM

Fee: \$52.00

Loan No.:57000788

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

**RECITALS**

A. The parties to this instrument are:

Present Beneficiary : Columbia State Bank  
Whose Address Is : P.O. Box 8000, Wilsonville, OR 97070  
Successor Trustee : LAWYERS TITLE OF OREGON, LLC, an Oregon limited liability company  
Whose Address Is : 121 SW Morrison, Ste 500, Portland, OR 97204

B. The above named and 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 : BRUCE W YOKUM AND LIANNE K YOKUM, HUSBAND AND WIFE AS  
TENANTS BY THE ENTIRETY  
Whose address is : 32751 CONLEY ROAD, SPRINGFIELD, OR 97478  
Original Trustee : WEST COAST TRUST  
Whose address is : 301 CHURCH STNE, SALEM, OR 97301  
Original Beneficiary : Columbia State Bank, a Washington state bank as successor by merger to West Coast Bank  
Whose address is : PO BOX 8000, WILSONVILLE, OR 97070  
Recording Date : 5/22/2012  
Recording Reference : 2012-005578  
County of Recording : KLAMATH

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 2014-0088043

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:

Date: 9-10-14

By: [Signature]

STATE OF Oregon, County of Clackamas \_\_\_\_\_) SS  
The foregoing instrument was acknowledged before me this 19 day of September, 2014, by \_\_\_\_\_

Shelley Henderson as Vice President of Columbia State Bank, on its behalf.

Brandon Tuttle  
Notary Public for Oregon  
My commission expires: 12/14/14 \_\_\_\_\_



**DO NOT WRITE OR STAMP BELOW THIS LINE – RESERVED FOR THE TRUSTEE**

Trustee:  
**LAWYERS TITLE OF OREGON, LLC, an Oregon limited liability company**

By: KF Fisher  
KIRSTEN FISHER  
Reconveyance Specialist

Date: 10-6-14

STATE OF OREGON \_\_\_\_\_)  
County of ~~Multnomah~~ Washington \_\_\_\_\_) SS

The foregoing instrument was acknowledged before me this 6th day of October, 2014,  
by KIRSTEN FISHER, as Reconveyance Specialist for Lawyers Title of Oregon, LLC an Oregon limited liability  
company, on its behalf.

[Signature]  
Notary Public for Oregon

