

**2015-000458**

**Klamath County, Oregon**

**01/16/2015 01:14:37 PM**

**Fee: \$52.00**

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the Instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

**AFTER RECORDING RETURN TO:**

Quality Loan Service Corporation  
411 Ivy Street  
San Diego, CA 92101  
619-645-7711

- 1.) Title(s) of the transaction(s) ORS 205.234(a): **Appointment of Successor Trustee**
- 2.) Direct Party/ Assignor(s) ORS 205.125(1)(b) and 205.160:  
**Wells Fargo Bank, N.A**  
Address: **C/O WELLS FARGO BANK N.A.**  
**1 Home Campus X2504-017, Customer Service**  
**Des Moines, IA 50328**  
Borrower(s): **KAREN FOSTER**  
Address: **241 AND 245 MARTIN ST, KLAMATH FAL, OR 97601**
- 3.) Indirect Party/Assignee(s) ORS 205.125(1)(a) and 205.160:  
**QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**  
Address: **411 Ivy Street**  
**San Diego, CA, 92101**
- 4.) True and actual consideration ORS 93.030(5) Amount in dollars or other: ***Not applicable***
- 5.) Send tax statements to: ***Not applicable***
- 6.) Satisfaction of order or warrant ORS 205.125(1)(e): ***Not applicable***  
  
Check One: ***(if applicable)*** ☐ Full or ☐ Partial
- 7.) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c):  
***Not applicable***
- 8.) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: ***Not applicable***

RERECORDED AT THE REQUEST OF \_\_\_\_\_ TO CORRECT  
\_\_\_\_\_ PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_,  
OR AS FEE NUMBER \_\_\_\_\_.

After Recording Return to:  
**Quality Loan Service Corp. of Washington**  
C/O Quality Loan Service Corporation  
411 Ivy Street  
San Diego, CA 92101

### **APPOINTMENT OF SUCCESSOR TRUSTEE**

Pursuant to the provisions of that certain Deed of Trust dated **3/29/2005**, by **KAREN FOSTER , AN UNMARRIED WOMAN**, as Grantor, to **NORTHWEST TRUSTEE SERVICES**, as Trustee, for the benefit of **UNION FEDERAL BANK OF INDIANAPOLIS**, as Beneficiary, recorded **4/8/2005** as **Instrument No. 24278-95, Book M05, Page 24278**, in the office of the County Recorder of **KLAMATH** County, Oregon to secure obligation under a Promissory Note assigned to **WELLS FARGO BANK NA** through a **CORPORATE Assignment of Deed of Trust** dated **5/6/2014** and recorded on **5/14/2014** as Instrument No. 2014-005182 in the office of the County Recorder of **KLAMATH** County, Oregon the undersigned, as present Beneficiary , does hereby remove the prior Trustee, as Trustee and does pursuant to the terms of the Deed of Trust or statute, hereby remove any Substitute Trustee or Trustees who may have been previously appointed in place of the original Trustee, and does hereby appoint and substitute **Quality Loan Service Corporation of Washington**, whose address is **108 1<sup>st</sup> Ave South, Suite 202, Seattle, Washington 98104** to serve, effective immediately, as Substitute Trustee in the Deed of Trust, and to replace the prior Trustee of record.

The undersigned hereby revokes all other substitutions of trustee which it may have executed, appointed or filed in the past, giving and granting to said Substitute Trustee all the powers, duties and authority of the discharged Trustee, and hereby ratifying all acts of said Substitute Trustee heretofore or hereafter performed so long as in accordance with this appointment, the Deed of Trust, and applicable law. Said Substitute Trustee shall, in accordance with the provisions of the Deed of Trust, succeed to all the title, powers and duties conferred upon the Original Trustee(s) by the terms of said Deed of Trust and by applicable law.

The following described real estate, together with its improvements, easements and appurtenances thereunto belonging, is located in **KLAMATH** County, Oregon and more particularly described as follows:

**LOTS 9, 10, AND 11 IN BLOCK 22, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH**

003-OR-V2

FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KAMATH COUNTY, OREGON.

In witness whereof, the undersigned as present Beneficiary has executed this document.

Executed this 6th day of January, 2015.

Wells Fargo Bank, NA



Name: Andrea Mahungu

Title: Vice President Loan Documentation

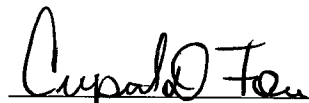
Company: Wells Fargo Bank, N.A.

Date: 01/06/2015

North Carolina  
Wake County

I Crystal D. Fore, a Notary Public of Wake County and State of North Carolina do hereby certify that Andrea Mahungu personally came before me this day and acknowledged that she is the Vice President Loan Documentation of Wells Fargo Bank, N.A., and that she, as Vice President Loan Documentation being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this 6th day of January, 2015.

 (Signature)

Crystal D. Fore, Notary Public

My commission expires 02/09/2019

Crystal D Fore  
NOTARY PUBLIC  
Wake County, NC

003-OR-V2

**Appointment of Successor Trustee**

TS No.: **OR-14-648098-NH**

Order No.: **140794547-OR-MSO**