

2015-000469

Klamath County, Oregon

01/20/2015 08:39:36 AM

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, NA
Address: **C/O WELLS FARGO BANK N.A.**
1 Home Campus X2504-017, Customer Service
Des Moines, IA 50328
Borrower(s): **JAMES FORSHEE II II**
Address: **4704 ALPINE DRIVE, KLAMATH FALLS, OR 97603**
- 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 7/11/2012, by **JAMES FORSHEE, II**, A SINGLE INDIVIDUAL, as Grantor, to **AMERITITLE**, as Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC**, as Beneficiary, recorded 7/13/2012 as **Instrument No. 2012-007678**, in the office of the County Recorder of **KLAMATH** County, Oregon to secure obligation under a Promissory Note and assigned to **Wells Fargo Bank NA** through a Corporate **Assignment of Deed of Trust** dated 7/9/14 and recorded on 7/15/2014 as Instrument No. 2014-007361, 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 1st 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:

LOT 15 IN BLOCK 4, OF TRACT 1087, FIRST ADDITION TO BANYON PARK,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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

Executed this January 8, 2015.

Wells Fargo Bank, NA

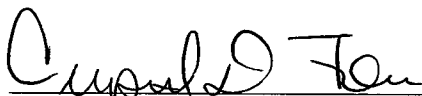


Name: Howard Randolph Straughan
Title: Vice President Loan Documentation
Company: Wells Fargo Bank, N.A.
Date: 01/08/2015

North Carolina
Wake County

I, Crystal D. Fore, a Notary Public of Wake County and State of North Carolina, do hereby
certify that Howard Randolph Straughan personally came before me this day and acknowledged
that he is the Vice President Loan Documentation of Wells Fargo Bank, N.A. and that he, 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 January 8th, 2015.



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-14-648831-NH**

Order No.: **140844378-OR-MSI**