



2016-011432  
Klamath County, Oregon  
10/26/2016 03:47:01 PM  
Fee: \$47.00

ALL TRANSACTIONS, ORS: 205.234 .

AFTER RECORDING RETURN TO:

Hershner Hunter, LLP  
Attn: Lisa Summers  
PO Box 1475  
Eugene, OR 97440

1. NAME OR TITLE OF THE TRANSACTION(S) -- ORS 205.234(a):

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

2. ORIGINAL GRANTOR ON ASSIGNMENT:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), acting  
solely as nominee for UMPQUA BANK, Successor by Merger to KLAMATH FIRST  
FEDERAL SAVINGS AND LOAN ASSOCIATION, its lender and lender's  
successors and/or assigns  
PO Box 2026  
Flint MI 48501

3. ASSIGNEE/GRANTEE:

UMPQUA BANK  
PO Box 230727  
Tigard, OR 97281

4. ORIGINAL TRUST DEED INFORMATION:

Date Recorded: February 18, 1998  
Recording No.: M98 5114  
Official Records of Klamath County, Oregon

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE  
ATTACHED INSTRUMENTS FOR RECORDING, ANY ERRORS CONTAINED IN THIS  
COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE  
INSTRUMENTS THEMSELVES.

When recorded, mail to:

**UMPQUA BANK**  
PO Box 230727  
Portland, OR 97281

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**ASSIGNMENT OF DEED OF TRUST**

FOR VALUE RECEIVED, the undersigned for Klamath First Federal Savings and Loan Association, nka Sterling Savings Bank dba Sterling Bank by merger, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND/OR ASSIGNS, by these presents, grants, bargains, sells, assigns, transfers and sets over unto UMPQUA BANK, as successor in interest by merger to Sterling Savings Bank dba Sterling Bank, its successors and assigns, all beneficial interest under that certain Deed of Trust dated 2/17/1998, and executed by Terry V and Melissa R Hanson, as Grantor(s), to William L Sisemore, as Trustee, and recorded on 2/18/1998, under Instrument No. 53271, of Klamath County, State of Oregon, and covering property more fully described on said Deed of Trust referred to herein. 798 5114

Together with the Note or Notes therein described or referred to, the money due and to become due therein with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated: October 3, 2016

STERLING SAVINGS BANK, dba STERLING BANK, nka  
UMPQUA BANK, BENEFICIARY OF THE SECURITY  
INSTRUMENT, ITS SUCCESSORS AND/OR ASSIGNS

BY: [Signature]

**Jay Mortensen, SVP, Loan Administration &  
Servicing Ops Manager**

STATE OF OREGON )

) ss.

COUNTY OF WASHINGTON)

On October 3, 2016, before me, Mariela Trujillo personally appeared Jay Mortensen, who proved to me on the basis of satisfactory evidence to be the person(s) whose name 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 upon behalf of which the person(s) acted executed the instrument.

WITNESS my hand and official seal.



Mariela Trujillo  
NOTARY PUBLIC in and for the State of  
Oregon, residing at: Tigard, OR  
My commission expires: February 7, 2020