

2017-000730

Klamath County, Oregon

01/24/2017 01:20:00 PM

Fee: \$47.00

After Recording Return to:

CLEAR RECON CORP.  
111 SW Columbia Street #950  
Portland, OR, 97201  
Phone: 866-931-0036  
1604 13398

### APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the provisions of that certain Deed of Trust dated **12/30/2002**, by **JOSE J ALVARADO AND MARIA SANCHEZ, HUSBAND AND WIFE**, as Grantor, to **FIDELITY NATIONAL TITLE INS CO**, as Trustee, for the benefit of **WELLS FARGO HOME MORTGAGE, INC.**, as Beneficiary, recorded **1/8/2003, in Book M03, Page 01241**, in the office of the County recorder of **Klamath** County, Oregon to secure obligation under a Promissory Note. 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 **CLEAR RECON CORP.**, whose address is 111 SW Columbia Street #950, Portland, OR 97201 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:

**THE S 1/2 OF LOT 44 AND THE S 1/2 OF LOT 45, BLOCK 48, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

**EXCEPTION THEREFROM THAT PORTION DESCRIBED IN TRUSTEE'S DEED RECORDED SEPTEMBER 13, 1990 IN BOOK M-90 AT PAGE 18418.  
1990 REDMOND, 2-U, HUD TAG #S" ORE 190315 & ORE 190316**

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

Executed this 9<sup>th</sup> day of January, 2017.

**Wells Fargo Bank, N.A.**




Name: Janesey Varona  
Title: Vice President Loan Documentation  
Company: Wells Fargo Bank, N.A.  
Date: 01/09/2017

North Carolina  
Wake County

I, Takeya Smith, a Notary Public of Wake County and State of North Carolina, do hereby certify that Janesey Varona 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 9<sup>th</sup> day of January, 2017.

 (Signature)

Takeya Smith, Notary Public  
My commission expires 12/18/2019

