

2018-002926

Klamath County, Oregon

03/19/2018 09:24:01 AM

Fee: \$62.00

**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.

*THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE*

**AFTER RECORDING RETURN TO:**

UPF Washington Incorporated

1240 E Mirabeau Pkwy #100

Spokane Valley, WA 99216

Ref#548833

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Substitution of Trustee and Deed of Reconveyance

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Mortgage Electronic Registration Systems Inc

Umpqua Bank

Brad L Williams

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Carol J Frazier

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ \_\_\_\_\_ ☐ Other

**5) SEND TAX STATEMENTS TO:**

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE: ☒ FULL  
(If applicable) ☐ PARTIAL

**7) The amount of the monetary  
obligation imposed by the order  
or warrant. ORS 205.125(1)(c)**

\$ \_\_\_\_\_

**8) If this instrument is being Re-Recorded, complete the following statement, in  
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF Brad L  
Williams TO CORRECT to add Notary**

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE  
NUMBER 2018-002594."

**RECORDING REQUESTED BY AND  
AFTER RECORDING MAIL TO:**

UPF WASHINGTON INCORPORATED  
12410 E MIRABEAU PKWY #100  
SPOKANE VALLEY, WA 99216  
Ref. No. 548833-S(P)(E)

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

**MIN: 100045810001221016**

**MERS Phone: 1-888-679-6377**

Mortgage Electronic Registration Systems Inc (MERS), as nominee for Umpqua Bank, its successors and assigns, the undersigned beneficiary, whose address is 707 W Main Ave., Ste 600, Spokane, Washington 99201, holder of the note secured by a Deed of Trust dated 2/4/2016, executed by Carol J Frazier, as trustee of The Carol J Frazier Survivor's Trust dated 09/01/1989, amended 04/22/2003, as Grantor(s), to Amerititle, as Trustee for Mortgage Electronic Registration Systems Inc (MERS), as nominee for Umpqua Bank, beneficiary of the security instrument, its successors and assigns, as beneficiary, which Deed of Trust recorded on 2/5/2016, as Document/Instrument No. 2016-001184, Book No. N/A, Page No. N/A, records of Klamath County, Oregon, hereby substitutes BRAD L WILLIAMS, an Oregon attorney, 12410 E Mirabeau Pkwy #100, Spokane Valley, WA 99216, as Substitute Trustee of the above Deed of Trust.

BRAD L WILLIAMS, an Oregon attorney, hereby accepts said appointment as Trustee under above Deed of Trust and as substitute trustee, pursuant to the request of the present nominee for the Beneficiary and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person or persons legally entitled thereto, all the estate now held by him under above Deed of Trust.

DATED: 03/05/2018

DATED: 03/05/2018

**MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC (MERS), AS NOMINEE FOR  
UMPQUA BANK, ITS SUCCESSORS AND  
ASSIGNS**

BY:   
Michelle Steinmetzer, its Vice President

BY: 

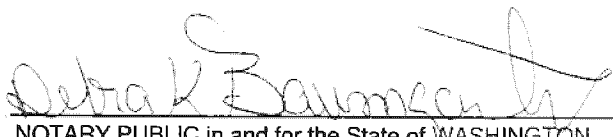
Brad L. Williams, Substitute Trustee

STATE OF WASHINGTON County of Spokane.

On 03/05/2018, before me, the undersigned Notary Public, personally appeared Michelle Steinmetzer, its Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public  
State of Washington  
Debra K. Baumgartner  
Commission Expires 08-12-2018

  
NOTARY PUBLIC in and for the State of WASHINGTON

Printed Name: Debra K Baumgartner

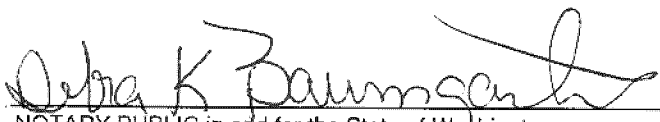
My commission expires: 8/12/2018

STATE OF WASHINGTON COUNTY OF SPOKANE:

On 03/05/2018, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Brad L. Williams, Successor Trustee**, personally known to me or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) 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.

Notary Public  
State of Washington  
Debra K. Baumgartner  
Commission Expires 08-12-2018

  
NOTARY PUBLIC in and for the State of Washington

Printed Name: Debra K Baumgartner

My commission expires: 8/12/2018

2018-002594

Klamath County, Oregon

03/09/2018 09:09:01 AM

Fee: \$47.00

**RECORDING REQUESTED BY AND  
AFTER RECORDING MAIL TO:**

UPF WASHINGTON INCORPORATED  
12410 E MIRABEAU PKWY #100  
SPOKANE VALLEY, WA 99216  
Ref. No. 548833-S(P)(E)

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

MIN: 100045810001221016

MERS Phone: 1-888-679-6377

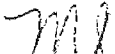
Mortgage Electronic Registration Systems Inc (MERS), as nominee for Umpqua Bank, its successors and assigns, the undersigned beneficiary, whose address is 707 W Main Ave., Ste 600, Spokane, Washington 99201, holder of the note secured by a Deed of Trust dated 2/4/2016, executed by Carol J Frazier, as trustee of The Carol J Frazier Survivor's Trust dated 09/01/1989, amended 04/22/2003, as Grantor(s), to Amerititle, as Trustee for Mortgage Electronic Registration Systems Inc (MERS), as nominee for Umpqua Bank, beneficiary of the security instrument, its successors and assigns, as beneficiary, which Deed of Trust recorded on 2/5/2016, as Document/Instrument No. 2016-001184, Book No. N/A, Page No. N/A, records of Klamath County, Oregon, hereby substitutes BRAD L WILLIAMS, an Oregon attorney, 12410 E Mirabeau Pkwy #100, Spokane Valley, WA 99216, as Substitute Trustee of the above Deed of Trust.

BRAD L WILLIAMS, an Oregon attorney, hereby accepts said appointment as Trustee under above Deed of Trust and as substitute trustee, pursuant to the request of the present nominee for the Beneficiary and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person or persons legally entitled thereto, all the estate now held by him under above Deed of Trust.

DATED: 03/05/2018

DATED: 03/05/2018

**MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS INC (MERS), AS NOMINEE FOR  
UMPQUA BANK, ITS SUCCESSORS AND  
ASSIGNS**

BY:   
Michelle Steinmetzer, its Vice President

BY: 

Brad L. Williams, Substitute Trustee

STATE OF WASHINGTON County of Spokane.

On 03/05/2018, before me, the undersigned Notary Public, personally appeared Michelle Steinmetzer, its Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public  
State of Washington  
Debra K. Baumgartner  
Commission Expires 08-12-2018

  
NOTARY PUBLIC in and for the State of WASHINGTON

Printed Name: Debra K Baumgartner

My commission expires: 8/12/2018

STATE OF WASHINGTON COUNTY OF SPOKANE:

On 03/05/2018, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Brad L. Williams, Successor Trustee**, personally known to me or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) 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.

NOTARY PUBLIC in and for the State of Washington  
Printed Name: Debra K Baumgartner  
My commission expires: 8/12/2018