

2018-006098

Klamath County, Oregon

05/18/2018 09:28:01 AM

Fee: \$52.00

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 12/13/2006, by GUNTER P. HENTSCHEL, A MARRIED MAN, as Grantor, to WELLS FARGO FINANCIAL NATIONAL BANK, as Trustee, for the benefit of WELLS FARGO BANK, N.A., as Beneficiary, recorded 01/04/2007 as Instrument No. 2007-000153 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 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:

003-OR-V3

Appointment of Successor Trustee
TS No.: OR-18-826270-SH
Order No.: 8734233

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING A TRACT OF LAND TOGETHER WITH AN INGRESS-EGRESS EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST BOUNDARY OF THAT TRACT OF LAND CONVEYED TO SHASTA VIEW IRRIGATION DISTRICT, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 29 BEARS NORTH 22 DEGREES 58 MINUTES 32 SECONDS EAST 3588.02 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES EAST, ALONG SAID BOUNDARY, 309.00 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES WEST 310.00 FEET TO THE CENTERLINE OF A 30 FOOT WIDE EASEMENT (SAID EASEMENT EXTENDING FROM THIS POINT SOUTH 01 DEGREES 23 MINUTES WEST 365 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHWEST 1/4 SOUTHEAST 1/4); THENCE CONTINUING SOUTH 89 DEGREES 23 MINUTES WEST 65.00 FEET; THENCE NORTH 00 DEGREES 37 MINUTES WEST 309.00 FEET; THENCE NORTH 89 DEGREES 23 MINUTES EAST 375.00 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON A SOLAR OBSERVATION. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS SITUATE IN THE NORTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AS DISCLOSED BY MAJOR LAND PARTITION 8-85. THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST BOUNDARY OF THAT TRACT OF LAND CONVEYED TO SHASTA VIEW IRRIGATION DISTRICT, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 29 BEARS NORTH 22 DEGREES 58 MINUTES 32 SECONDS EAST 3588.02 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES EAST, ALONG SAID BOUNDARY, 309.00 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES WEST 310.00 FEET TO THE CENTERLINE OF THE 30 FOOT WIDE EASEMENT; THENCE EXTENDING FROM THIS POINT SOUTH 01 DEGREES 23 MINUTES WEST 365 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHWEST 1/4 SOUTHEAST 1/4. ALSO TOGETHER WITH THAT CERTAIN ROADWAY EASEMENT RECORDED MARCH 4, 1980 IN BOOK M-80 AT PAGE 4115, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, TO WIT: AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHERLY 50 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON. ALSO TOGETHER WITH AN EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS AND A RIGHT OF WAY FOR PUBLIC UTILITIES OVER THE OLD ROADWAY, RECORDED JUNE 28, 1978 IN BOOK M-78 AT PAGE 13889, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL 1: THE NORTH 40 FEET OF THE NORTHEAST 1/4 NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON. PARCEL 2: THE NORTH 20 FEET OF THAT PORTION OF LOT 4 LYING NORTHEASTERLY OF THE MALIN-BONANZA HIGHWAY; THE SOUTHEAST 1/4 SOUTHWEST 1/4 OF SECTION 30. TOWNSHIP 40 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, IN

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THE COUNTY OF KLAMATH, STATE OF OREGON. PARCEL 3: THE SOUTH 20 FEET OF THE SOUTH 1/2 OF LOT 3 AND THE NORTHEAST 1/4 SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 SOUTH , RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

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

Executed this 16th day of May, 2018.

Wells Fargo Bank, N.A.



Name: Gloria Areli Ortega

Title: Vice President Loan Documentation

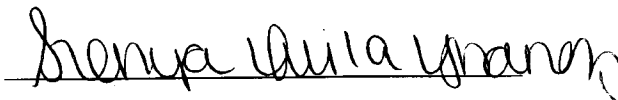
Company: Wells Fargo Bank, N.A..

Date: 05/16/2018

State of Texas

County of Bexar

This instrument was acknowledged before me on 05/16/2018 by Gloria Areli Ortega, Vice President Loan Documentation of Wells Fargo Bank, N.A., a national association, on behalf of said national association.



Notary Public

My commission expires: 09-23-2021



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