

2019-005279

Klamath County, Oregon

05/13/2019 08:25:01 AM

Fee: \$87.00

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

UPF WASHINGTON INCORPORATED  
12410 E MIRABEAU PKWY #100  
SPOKANE VALLEY, WA 99216  
Ref. No. 612117-S(P)(E)

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

MIN: 100186300000074276

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 6/10/2004, executed by JOEL P NELSON, an unmarried man, 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 6/16/2004, as Document/Instrument No. N/A, Book No. M04, Page No. 38701, 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: 04/30/2019

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

BY:  Michelle Steinmetzer, Vice President

BY:

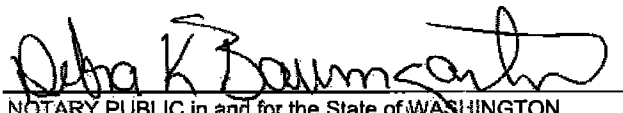
  
Brad L. Williams, Substitute Trustee

STATE OF WASHINGTON County of Spokane.

On 04/30/2019, before me, the undersigned Notary Public, personally appeared Michelle Steinmetzer, 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.

DEBRA K BAUMGARTNER  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION NUMBER 149124  
COMMISSION EXPIRES AUG. 12, 2022

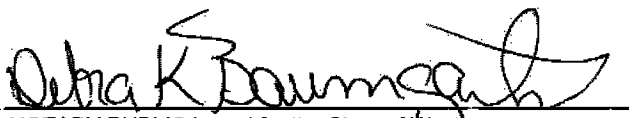
  
NOTARY PUBLIC in and for the State of WASHINGTON  
Printed Name: Debra K Baumgartner  
My commission expires: 8/12/2022

STATE OF WASHINGTON COUNTY OF SPOKANE:

On 04/30/2019, 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.

DEBRA K BAUMGARTNER  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION NUMBER 149124  
COMMISSION EXPIRES AUG. 12, 2022

  
NOTARY PUBLIC in and for the State of Washington  
Printed Name: Debra K Baumgartner  
My commission expires: 8/12/2022