


2020-012886

Klamath County, Oregon

10/08/2020 08:45:00 AM

Fee: \$117.00

Prepared & Recording Requested By:
Brandi Withers
StanCorp Mortgage Investors, LLC
10265 NE Tanasbourne Drive
Hillsboro, Oregon 97124

WHEN RECORDED MAIL TO: 
Rae Bodonyi
Lender Recording Services, Inc.
5455 Detroit Road, Suite B
Sheffield Village, Ohio 44054

SIC Loan No. A5062904

2767943

**SUBSTITUTION OF TRUSTEE
AND**

SIMULTANEOUS RECONVEYANCE BY SUBSTITUTED TRUSTEE

The undersigned, being all of the present beneficiaries and holders, or authorized representative of the present beneficiaries and holders, of the indebtedness secured by that certain Deed of Trust, dated **September 19, 2005**, executed by **Steiner Klamath Investors, Inc., a Nevada corporation**, as Trustor, to **First American Title Insurance Company of Oregon, an Oregon corporation**, as Trustee, for **Standard Insurance Company, an Oregon corporation**, as Beneficiary, recorded on **September 30, 2005**, as **Document No. M05-65450**; and by the Assignment of Lessor's Interest in Leases recorded as **Document No. M05-65451**; and by the Assignment of Beneficial Interest in Deed of Trust and Related Loan Documents dated **October 31, 2005**, recorded **November 15, 2005**, as **Document No. M05-69106**, which assigned 22% of the beneficial interest to The Standard Life Insurance Company of New York; in the Real Property Records of **Klamath County, State of Oregon**.

See Exhibit "A" Legal Description

Tax Account Number: **531035; 531044 & 879793**

Property Address: **2380 South 6th Street, Klamath Falls, Oregon 97601**

HEREBY APPOINT StanCorp Mortgage Investors, LLC, in place of the trustee mentioned above or any trustee since substituted.

THE INDEBTEDNESS, secured by said Deed of Trust, having been completely paid in full, is no longer to be secured by, and is hereby reconveyed from, the property described in the Deed of Trust and Assignment of Lessor's Interest in Leases described above and said Substituted Trustee named above does hereby grant and reconvey unto the parties entitled thereto without warranty, all the estate and interest now held by said Substituted Trustee under said Deed of Trust as the same relates to the property to be reconveyed as described above.

(SIGNATURES ON THE FOLLOWING PAGE)

A5062904

BENEFICIARIES AND HOLDERS OF INDEBTEDNESS,
OR AUTHORIZED REPRESENTATIVE THEREOF:

Standard Insurance Company,
an Oregon corporation

By: [Signature]
Name: Michael Morey
Title: Vice President

Attest: [Signature]
Name: Paul Freese
Title: Sir. Director, StanCorp Mortgage Investors LLC



Standard Life Insurance Company of New York,
a New York corporation

By: [Signature]
Robert M. Erickson,
Vice President & Controller

Attest: [Signature]
Name: Teresa Dineen
Title: Executive Assistant

THE SUBSTITUTED TRUSTEE:

StanCorp Mortgage Investors, LLC,
an Oregon limited liability company

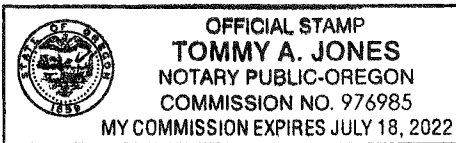
By: [Signature]
Name: Michael Morey
Title: Vice President

Attest: [Signature]
Name: Paul Freese
Title: Sir. Director

STATE OF OREGON)
) ss:
COUNTY OF MULTNOMAH)

On this 29th day of September, 2020, before me, Tommy A. Jones, a Notary Public and for said County and State, personally appeared Robert M. Erickson and Teresa Benberg both to me personally known, who being duly sworn did say that he, the said Robert M. Erickson is the Vice President and Controller and she, the said Teresa Benberg is an Executive Assistant of The Standard Life Insurance Company of New York, the within named corporation, and that the said document was signed in behalf of the said corporation, and Robert M. Erickson and Teresa Benberg acknowledge said document to be the free act and deed of said corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last written.



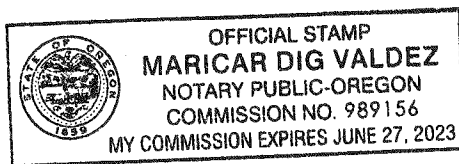
Tommy A. Jones

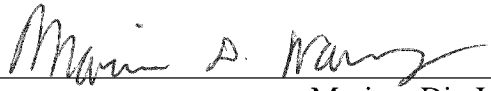
Tommy A. Jones
Notary Public for Oregon
My Commission Expires: July 18, 2022

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On this 21st day of September, 2020, before me, Maricar Dig Valdez, appeared MICHAEL MOREY and PAUL FREESE, both to me personally known, who being duly sworn did say that he, the said MICHAEL MOREY is the Vice President of STANDARD INSURANCE COMPANY, an Oregon corporation, the within named corporation, and that the seal affixed to said document is the corporate seal of said corporation, and that the said document was signed and sealed in behalf of said corporation by authority of its Board of Directors, and he, the said PAUL FREESE is the Sir. Director of STANCORP MORTGAGE INVESTORS, LLC, an Oregon limited liability company, as Servicer for STANDARD INSURANCE COMPANY and MICHAEL MOREY and PAUL FREESE acknowledged said document to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.



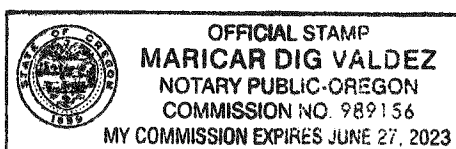


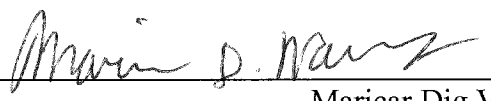
Maricar Dig Valdez
Notary Public for Oregon
My Commission Expires: June 27, 2023

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On this 21st day of September, 2020, before me, Maricar Dig Valdez, appeared MICHAEL MOREY and PAUL FREESE, both to me personally known, who being duly sworn did say that he, the said MICHAEL MOREY is the Vice President, and he, the said PAUL FREESE is the Sir. Director of STANCORP MORTGAGE INVESTORS, LLC, an Oregon limited liability company, the within named limited liability company, and that the said document was signed in behalf of said limited liability company, and MICHAEL MOREY and PAUL FREESE acknowledge said document to be the free act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.





Maricar Dig Valdez
Notary Public for Oregon
My Commission Expires: June 27, 2023

**EXHIBIT A
LEGAL DESCRIPTION**

Real property in the County of Klamath, State of Oregon, described as follows:

~~Parcel 1:~~

All that portion of Lot 70 of Enterprise Tracts described as follows:

Beginning at a point in the Southerly line of South Sixth Street as the same is presently located and constructed, at its intersection with a North-South line parallel with and 390 feet West of the East line of said Lot 70; thence South along said line a distance of 694.42 feet, more or less, to a point 17.5 feet East of the Southeast corner of tract of land conveyed by Marshall E. Cornett et ux, to Signal Oil Company by Deed recorded August 28, 1946 in Volume 194 page 435, Deed records of Klamath County, Oregon, said point being the true point of beginning of this description; thence continuing South on said North-South line a distance of 280.7 feet, more or less, to the Northerly right of way line of the O. C. & E. Railroad; thence North 66°51'15" West along said right of way line a distance of 156.65 feet to the Southwest corner of tract conveyed by Klamath Pine Lumber Co. to Marshall E. Cornett et ux by Deed recorded August 24, 1937, in Volume 111 page 399, Deed records of Klamath County, Oregon; thence North along the West line of last described tract, a distance of 275 feet, more or less, to a point of intersection with the Westerly right of way line of Spur Track described as Parcel 2 in Deed to Richfield Oil Corporation, recorded June 24, 1941 in Volume 139 page 63, Deed records of Klamath County, Oregon; thence Southeasterly along a 11°30' curve to the left a distance of 52.5 feet, more or less, to its intersection with the South line, extended Westerly, of aforementioned track conveyed to Signal Oil Company by Deed recorded in Volume 194 page 435; thence East along the South line and South line extended of last mentioned Parcel a distance of 139.6 feet, more or less, to the point of beginning. LESS AND EXCEPTING a 17 foot strip deeded to Richfield Oil Company for a spur track by Deed recorded in Volume 139 page 63, Deed records of Klamath County, Oregon.

ALSO, all that portion of Lot 70 of Enterprise Tracts described as follows: Beginning at a point in the South line of Sixth Street at its intersection with a North and South line 390.0 feet West of the East line of Lot 70; thence South 706.5 feet; thence West 17.5 feet; thence North along a North and South line 407.5 feet West of the East line of Lot 70 a distance of 718.43 feet to the intersection of said line with the South line of Sixth Street; thence Southeast along said street line 21.2 feet to the point of beginning.

Parcel 2:

All that portion of Tracts 69 and 70 of Enterprise Tracts described as follows:

A strip of land 390 feet wide, East and West, bounded on the North by the Dalles-California Highway, on the South by the Northerly line of Oregon, California and Eastern Railway on the East by the East line of Tracts 69 and 70 of Enterprise Tracts, and on the West by a line drawn parallel to and distant 390 feet West from the East boundary above described.

Parcel 3:

A strip of land across Lot 70, Enterprise Tracts, in Section 4, T. 39 S., R. 9 E. W. M., in the County of Klamath, State of Oregon, 17 feet wide, being a portion of Parcel 2, described in Deed Volume M87 page 17793 Official records of said County, and being 8.5 feet on each side of the center line of a spur track, now discontinued, said center line being described as follows:

Beginning at a point in the Southerly line of Parcel 1, described in Deed Volume M94 page 36722, official records, 417.5 feet West of the East line of said Lot 70; thence Northwesterly on an $11^{\circ}30'$ curve to the right, a distance of 291.05 feet, more or less, to an intersection with the North line of said Parcel 1. The side lines of said strip to be extended or shortened to intersect the Southerly line and the Northerly line and its Westerly extension thereof of said Parcel 1.

--Tax Parcel Number: 531035 and 879793 and 531044
