

2022-014222

Klamath County, Oregon



00309678202200142220020021

12/13/2022 12:05:45 PM

Fee: \$92.00

WHEN RECORDED, MAIL TO:

**Banner Bank
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683**

SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

Address of Current Beneficiary: 10 S 1st AVE WALLA WALLA, WA 99362

WHEREAS, **IDA L. SPIRES, TRUSTEE OF THE IDA L. SPIRES REVOCABLE LIVING TRUST DATED AUGUST 24, 2000** whose address is 203 PINE ST KLAMATH FALLS, OR 97601 was the original Trustor, **FIDELITY NATIONAL TITLE COMPANY OF OREGON** was the original Trustee, and **PREMIER FINANCE** was the original Beneficiary under a certain Deed of Trust dated 12/21/2001 in **KLAMATH** County, **Oregon**, under **Vol M01 and Page 67179**, recorded on 12/31/2001.

Property is commonly known as: 203 PINE STREET, KLAMATH FALLS, OR 97601.

WHEREAS, the undersigned, acknowledging full payment of said Deed of Trust and debt, desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes **Dave Smith**, as Trustee under said Deed of Trust and directs said **Dave Smith** to reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Deed of Trust.

Dated on 11/30 /2022 (MM/DD/YYYY)

BANNER BANK, SUCCESSOR IN INTEREST TO PREMIER FINANCE

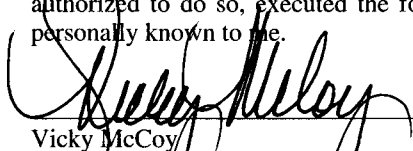
By: _____

Susan Hicks VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on 11/30 /2022 (MM/DD/YYYY), by Susan Hicks as VICE PRESIDENT of BANNER BANK, SUCCESSOR IN INTEREST TO PREMIER FINANCE, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.


Vicky McCoy
Notary Public - STATE OF FLORIDA
Commission Expires: 12/18/2022



VICKY MCCOY
NOTARY PUBLIC
STATE OF FLORIDA
COMM# GG285301
EXPIRES: 12/18/2022

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
BANRC 435044561 MORTGAGE DOCR T282211-09:17:51 [C-2] RCNOR1


PAGE (1 of 2)



D0098580768

Dave Smith Whose address is 1754 Willamette Falls Dr. West Linn, OR 97068, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

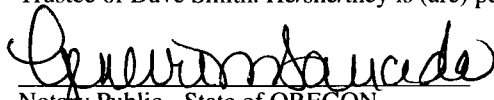
Dated on 12 / 08 /2022 (MM/DD/YYYY)

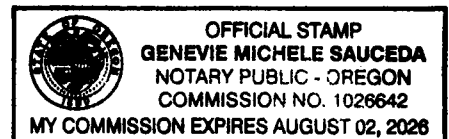
By: , as Trustee

Dave Smith Trustee
Whose address is: 1754 Willamette Falls Dr., West Linn, OR 97068

STATE OF OREGON COUNTY OF CLACKAMAS

This instrument was acknowledged before me on 12 08 /2022 (MM/DD/YYYY) by Dave Smith as Trustee of Dave Smith. He/she/they is (are) personally known to me.


Notary Public - State of OREGON
Commission Expires: 8-2-2026



Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
BANRC 435044561 MORTGAGE DOCR T282211-09:17:51 [C-2] RCNOR1

PAGE (2 of 2)



D0098580768