

2023-001589

Klamath County, Oregon

03/09/2023 08:25:05 AM

Fee: \$97.00

**OREGON**

COUNTY OF KLAMATH

LOAN NO.: 00701108075-00001



WHEN RECORDED MAIL TO:

**FIRST AMERICAN MORTGAGE SOLUTIONS**

**1795 INTERNATIONAL WAY**

**IDAHO FALLS, ID 83402**

**PH. 208-528-9895**

PARCEL No. 412100

**APPOINTMENT OF SUCCESSOR TRUSTEE AND DEED OF RECONVEYANCE**

WHEREAS, the Undersigned, **STERLING SAVINGS BANK** is the current beneficiary of that certain Deed of Trust dated **NOVEMBER 27, 2006**, executed by **VICTOR S FLOREZ, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY**, Trustor, to **BRAD WILLIAMS**, Original Trustee, for the benefit of **STERLING SAVINGS BANK**, Original Beneficiary, and recorded on **NOVEMBER 30, 2006** as Instrument No. **2006-023890; MODIFICATION RECORDED ON 09/19/2007 AS DOCUMENT # 2007-016521** in the Records of the County Clerk's Office in and for the County of **KLAMATH**, State of **OREGON**.

LEGAL DESCRIPTION: **AS DESCRIBED IN SAID DEED OF TRUST**

PROPERTY ADDRESS: **426 NORTH 7TH STREET, KLAMATH FALLS, OR 97601**

WHEREAS, the Undersigned desires, to substitute a Trustee under said Deed of Trust, in the place and stead of the Current Trustee. NOW THEREFORE, the Undersigned does hereby appoint **FIRST AMERICAN TITLE INSURANCE COMPANY**, whose address is **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on **MARCH 07, 2023**.

**UMPQUA BANK AS SUCCESSOR IN INTEREST TO STERLING SAVINGS BANK**

**ASHLEY RYDALCH, VICE PRESIDENT**

**FIRST AMERICAN TITLE INSURANCE COMPANY**, hereby accepts the appointment as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust described above. WHEREAS, having received from the above named current beneficiary a written request to reconvey, stating that the indebtedness has been paid in full and/or the purpose of the Deed of Trust has been fully satisfied. NOW THEREFORE, the Undersigned, as Successor Trustee, pursuant to the written request, does hereby grant and reconvey, without warranty, expressed or implied, to the **PERSONS LEGALLY ENTITLED THERETO** all the estate and interest held by it, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this **MARCH 07, 2023**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**AMANDA HAYES, VICE PRESIDENT**

POD: 20230227

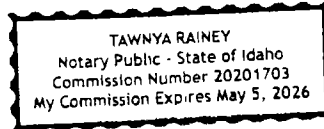
UB8050122IM - LR - OR



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

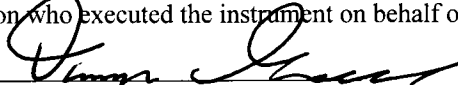
On MARCH 07, 2023, before me, TAWNYA RAINEY, personally appeared ASHLEY RYDALCH known to me to be the VICE PRESIDENT of UMPQUA BANK AS SUCCESSOR IN INTEREST TO STERLING SAVINGS BANK the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

  
TAWNYA RAINEY (COMMISSION EXP. 05/05/2026)  
NOTARY PUBLIC



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On MARCH 07, 2023, before me, DAWN GROVER, personally appeared AMANDA HAYES known to me to be the VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

  
DAWN GROVER (COMMISSION EXP. 02/13/2027)  
NOTARY PUBLIC

