

2023-002384

Klamath County, Oregon

Returned at Counter

After recording, return to:  
PARKS & RATLIFF, PC  
620 Main Street  
Klamath Falls, OR 97601



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04/04/2023 12:57:52 PM

Fee: \$87.00

**SUBSTITUTION OF TRUSTEE and PARTIAL RECONVEYANCE**

WHEREAS, Wallace L. Spires, Successor Trustee of the IDA L. SPIRES REVOCABLE LIVING TRUST DATED AUGUST 24, 2000, was the original Grantor, AMERITITLE was the original Trustee, and PARKS & RATLIFF, PC, was the original Beneficiary under a certain Trust Deed dated December 29, 2020, and recorded as Instrument No. 2020-016985 in Klamath County Records, State of Oregon.

WHEREAS the undersigned, acknowledging partial payment of said Trust Deed and debt, desires to substitute a new trustee under said Trust Deed in place and stead of said original Trustee thereunder.

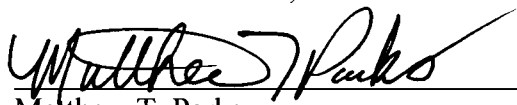
NOW THEREFORE, the undersigned hereby substitutes **Nathan J. Ratliff, Esq.**, as Trustee under said Trust Deed and directs said **Nathan J. Ratliff, Esq.** to partial reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Trust Deed as to only the following real property:

203 Pine Street: Lot 4, Block 6, of the original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file on the office of the County Clerk, Klamath County, Oregon.

2040 Arthur Street: S ½ of Lot "C" of the RESUBDIVISION OF TRACT #24 of ENTERPRISE TRACTS, Klamath County, Oregon, according to the duly recorded plat, including water rights.

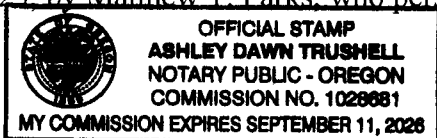
DATED: March 29, 2023

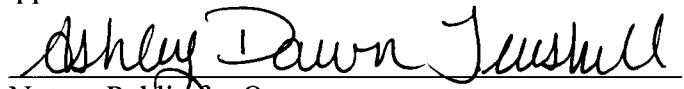
PARKS & RATLIFF, PC

  
Matthew T. Parks

STATE OF OREGON, County of Klamath )s.

SUBSCRIBED AND ACKNOWLEDGED before me this 29 day of March, 2023, by Matthew T. Parks, who personally appeared.



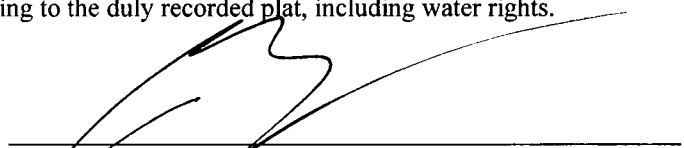
  
Notary Public for Oregon  
My commission expires: 9/11/2026

**Nathan J. Ratliff, Esq.**, whose address is 620 Main Street, Klamath Falls, Oregon 97601, hereby accepts the foregoing appointment as Trustee under said Trust Deed and as successor Trustee, pursuant to a written request of the present Beneficiary and in accordance with provisions of said Trust Deed, 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 legally described as:

203 Pine Street: Lot 4, Block 6, of the original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file on the office of the County Clerk, Klamath County, Oregon.

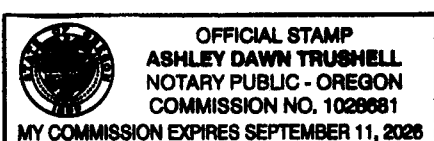
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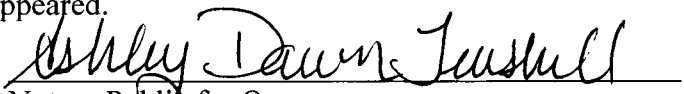
DATED: March 29, 2023

  
Nathan J. Ratliff, Esq., as Trustee

STATE OF OREGON, County of Klamath )s.

SUBSCRIBED AND ACKNOWLEDGED before me this 29 day of March, 2023, by Nathan J. Ratliff, who personally appeared.



  
Notary Public for Oregon  
My commission expires: 9/11/2026