

2023-003118

Klamath County, Oregon

04/26/2023 08:31:01 AM

Fee: \$92.00

**OREGON**

COUNTY OF KLAMATH

LOAN NO.: 00830800623-00001



WHEN RECORDED MAIL TO:

**FIRST AMERICAN MORTGAGE SOLUTIONS**

**1795 INTERNATIONAL WAY**

**IDAHO FALLS, ID 83402**

**PH. 208-528-9895**

PARCEL NO. **R97932**

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

WHEREAS, the Undersigned, **KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION** is the current beneficiary of that certain Deed of Trust dated **APRIL 15, 2003**, executed by **MARTIN HEIM AND LOU ANN HEIM, HUSBAND AND WIFE**, Trustor, to **PACIFIC CASCADES FINANCIAL INC.**, Original Trustee, for the benefit of **KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION**, Original Beneficiary, and recorded on **APRIL 17, 2003** in Book **M03** at Page **24528** 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: **15609 HILL RD, KLAMATH FALLS, OR 97603**

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 **APRIL 24, 2023**.

**UMPQUA BANK FKA STERLING SAVINGS BANK, FKA KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION**

  
**REBECCA HIGLEY, 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 **APRIL 24, 2023**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
**TIPHANY JO WILLIAMS, VICE PRESIDENT**

POD: 20230404

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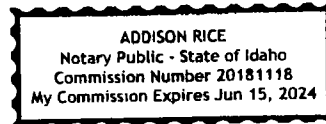
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STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On APRIL 24, 2023, before me, ADDISON RICE, personally appeared REBECCA HIGLEY known to me to be the VICE PRESIDENT of UMPQUA BANK FKA STERLING SAVINGS BANK, FKA KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION 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.

  
ADDISON RICE (COMMISSION EXP. 06/15/2024)  
NOTARY PUBLIC



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On APRIL 24, 2023, before me, KATIE OLSON, personally appeared TIPHANY JO WILLIAMS 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.

  
KATIE OLSON (COMMISSION EXP. 02/26/2027)  
NOTARY PUBLIC

