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2023-003746  
Klamath County, Oregon  
05/17/2023 08:07:01 AM  
Fee: \$92.00

REF255698758A

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE OF DEED OF TRUST**

R315861T

WHEREAS, BK Ranch, LLC; An Oregon Limited Liability Company, was the original Trustor/Borrower, AmeriTitle was the original Trustee, and Banner Bank was the original Beneficiary under that certain Deed of Trust, described below:

Dated: 10/09/2015 Recorded: 10/19/2015 Instrument: 2015-011467 In Klamath County, OR

WHEREAS Banner Bank, the "Grantor", is the present Beneficiary under said Deed of Trust, and WHEREAS, the Grantor desires to substitute a new Trustee under said instrument in the place and stead of said original Trustee thereunder.

NOW THEREFORE, the Grantor hereby substitutes Kevin P. Moran, Attorney at Law, whose address is 3647 NW Byron Street, #200, Silverdale, WA 98383.

Kevin P. Moran, Attorney at Law, successor trustee, authorized to conduct business in the state and having been requested by the holder of the obligation secured by the instrument identified above to reconvey the estate granted to the Trustee under said instrument does hereby reconvey, release and remise to the person or persons legally entitled thereto, all the estate, title and interest acquired by Trustee under said instrument as described above.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by each of the undersigned on 05/15/2023.

Current Beneficiary:  
Banner Bank by Its Attorney in Fact  
Corporation Service Company

By: Becky Peirce  
Name: Becky Peirce  
Title: Attorney - In - Fact  
Power of Attorney previously recorded on  
10/26/2022, as Instrument No. 2022-  
097389, in Multnomah County, Oregon.

STATE OF Florida } s.s.  
COUNTY OF Leon

Acting in the county of Leon

On 05/15/2023, before me, Andrea Melton, Notary Public, personally appeared Becky Peirce, Attorney - In - Fact of Corporation Service Company, Attorney in Fact for Banner Bank, personally known to me, by means of ☒ physical presence or ☐ online notarization to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

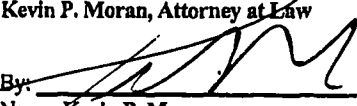
Witness my hand and official seal.

Andrea Melton  
Notary Public: Andrea Melton  
My Commission Expires: 01/18/2025  
Commission #: HH 081439



ANDREA MELTON  
Commission # HH 081439  
Expires January 18, 2025  
Bonded Thru Budget Notary Services

New Trustee:  
Kevin P. Moran, Attorney at Law

By:   
Name: Kevin P. Moran  
Title: Attorney at Law

STATE OF Washington } s.s.  
COUNTY OF Kitsap

On 05/16/2023, before me, Grant Larson, Notary Public, personally appeared Kevin P. Moran, Attorney at Law, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity on behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

  
Notary Public: Grant Larson

My Commission Expires: 04/02/2025

Commission #: 21013628

Grant Larson  
Notary Public  
State of Washington  
My Commission Expires 04/02/2025  
Lic# 21013628