

2024-005767

Klamath County, Oregon

07/08/2024 08:48:01 AM

Fee: \$92.00

OREGON

COUNTY OF **KLAMATH**

LOAN NO.: **1428732315**



WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

PARCEL NO. 366464

APPOINTMENT OF SUCCESSOR TRUSTEE AND DEED OF RECONVEYANCE

WHEREAS, the Undersigned, **KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION** is the current beneficiary of that certain Deed of Trust dated **FEBRUARY 17, 1998**, executed by **TERRY V HANSON AND MELISSA R HANSON, H&W**, Trustor, to **WILLIAM L. SISEMORE**, Original Trustee, for the benefit of **KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION**, Original Beneficiary, and recorded on **FEBRUARY 18, 1998** in Book **M98** at Page **5114** as Instrument No. **53271** 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: **335 COOK ST, KLAMATH FALLS, OREGON 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 **JULY 03, 2024**.

UMPQUA BANK, AS SUCCESSOR IN INTEREST BY MERGER TO STERLING SAVINGS BANK, AS SUCCESSOR IN INTEREST BY MERGER TO KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION


AMANDA HAYES, 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 recourse, representation or 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 **JULY 03, 2024**.

FIRST AMERICAN TITLE INSURANCE COMPANY


ASHLEY RYDALCH, VICE PRESIDENT

POD: 20240621

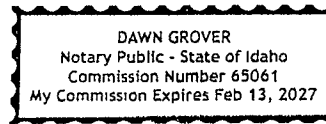
UB8011224IM - LR - OR



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

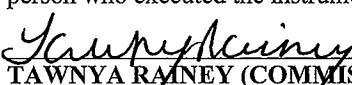
On JULY 03, 2024, before me, DAWN GROVER, personally appeared AMANDA HAYES known to me to be the VICE PRESIDENT of UMPQUA BANK, AS SUCCESSOR IN INTEREST BY MERGER TO STERLING SAVINGS BANK, AS SUCCESSOR IN INTEREST BY MERGER TO KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


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



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JULY 03, 2024, before me, TAWNYA RAINEY, personally appeared ASHLEY RYDALCH 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.


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

