

AFTER RECORDING RETURN TO:
Ireland Law PC
PO Box 273
Banks, OR 97106

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

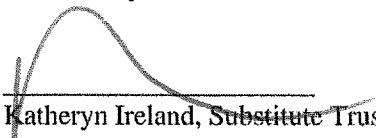
The original note and trust deed that is subject to this deed of reconveyance was between Marvin Sullivan, as grantor, Michael T. Polsan as the initial trustee, and James Gustafson as original beneficiary recorded April 22, 1994, under the recording at Vol. M94, page 12012, Mortgage records of Klamath County, Oregon.

The original trust deed was assigned from James Gustafson to his wife, Bettie Gustafson pursuant to Small Estate case number 9504249CV. See attached small estate affidavit. An assignment was never recorded; however, the estate did record a bargain and sale deed attempting to transfer the interest in the trust deed. This is also attached. At the time of recording the bargain and sale deed, the real property was already owned in fee simple by Marvin Sullivan, and the only purpose of the recording would have been to assign the trust deed as outlined in the small estate affidavit. The estate was closed on May 23, 1996.

Bettie Gustafson then passed away and her interest in the trust deed was probated and assigned to Richard James Gustafson, Vicki Lynn Gordon, Craig Gustafson, as reflected in document number 47478, Volume M97, page 34951.

Craig Gustafson died, and his estate was never probated. Nicole Heryford and Ryan Gustafson are his only heirs as reflected in the attached affidavit of heirship signed by both of them.

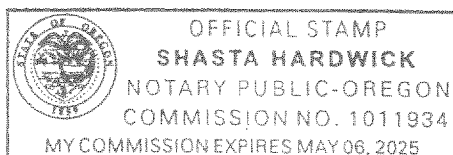
Therefore, the current beneficiaries of the trust deed are Richard James Gustafson, Vicki Lynn Gordon, Nicole Heryford and Ryan Gustafson. They each request that Katheryn Ireland be appointed as successor trustee. They each have requested that the trust deed be reconveyed as the note and all amounts payable under the note and trust deed have been paid in full. Katheryn Ireland, an Oregon Attorney, hereby accepts said appointment as Trustee under the above Deed of Trust as substitute trustee, pursuant to the request of the present Beneficiaries and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person or persons legally entitled thereto, all the estate now held by them under the Deed of Trust.



Katheryn Ireland, Substitute Trustee

9/17/24
Dated

STATE OF OREGON)
) ss.
County of Washington)

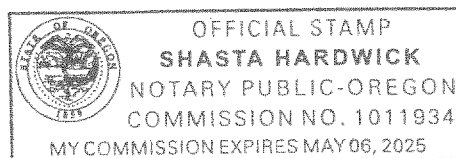
This instrument was acknowledged before me on 9/18, 2024, by Katheryn Ireland.




NOTARY PUBLIC FOR Oregon
My Commission Expires: 5/6/25

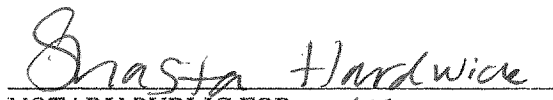
Signature Page Continued


Richard James Gustafson



STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on 9/10, 2024, by Richard James Gustafson.


NOTARY PUBLIC FOR Oregon
My Commission Expires: 5/6/25

Vicki Lynn Gordon

STATE OF _____)
) ss.
County of _____)

This instrument was acknowledged before me on _____, 2024, by Vicki Lynn Gordon.

NOTARY PUBLIC FOR _____
My Commission Expires: _____

Nicole Heryford

STATE OF OREGON)
) ss.
County of _____)

This instrument was acknowledged before me on _____, 2024, by Nicole Heryford.

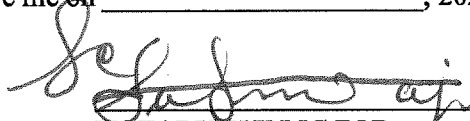
NOTARY PUBLIC FOR _____
My Commission Expires: _____

Signature Page Continued

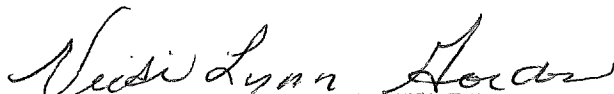
Richard James Gustafson

STATE OF OREGON)
)
County of _____) ss.

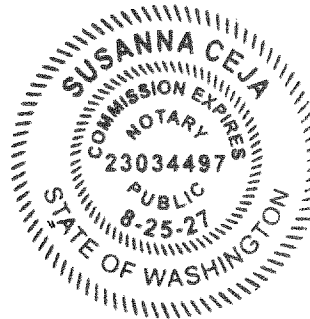
This instrument was acknowledged before me on _____, 2024, by Richard James Gustafson.



NOTARY PUBLIC FOR _____
My Commission Expires: _____

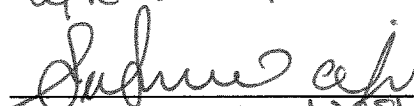


Vicki Lynn Gordon



STATE OF Washington)
)
County of Clark) ss.

This instrument was acknowledged before me on September 11th, 2024, by Vicki Lynn Gordon.



NOTARY PUBLIC FOR Washington
My Commission Expires: 8-25-27

Nicole Heryford

STATE OF OREGON)
)
County of _____) ss.

This instrument was acknowledged before me on _____, 2024, by Nicole Heryford.

NOTARY PUBLIC FOR _____
My Commission Expires: _____

Page 2 of 3

Signature Page Continued

Richard James Gustafson

STATE OF OREGON)
)
County of _____) ss.

This instrument was acknowledged before me on _____, 2024, by Richard James Gustafson.

NOTARY PUBLIC FOR _____
My Commission Expires: _____

Vicki Lynn Gordon

STATE OF _____)
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County of _____) ss.

This instrument was acknowledged before me on _____, 2024, by Vicki Lynn Gordon.

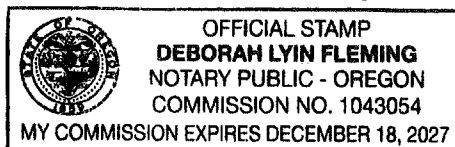
NOTARY PUBLIC FOR _____
My Commission Expires: _____




Nicole Heryford

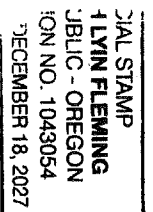
STATE OF OREGON)
)
County of Klamath) ss.

This instrument was acknowledged before me on September 5, 2024, by Nicole Heryford.





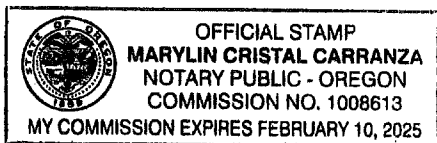
NOTARY PUBLIC FOR Oregon
My Commission Expires: 12/18/27



Ryan J. Gustafson
Ryan Gustafson

STATE OF OREGON)
)
County of Marion) ss.

This instrument was acknowledged before me on September 10, 2024, by Ryan Gustafson.



Marilyn C. Carranza
NOTARY PUBLIC FOR Oregon
My Commission Expires: February 10, 2025

FILED
STATE OF OREGON
KLAMATH CO. CIRCUIT COURT

1995 SEP 27 AM 11:32

CLERK OF COURT

Doris Smith

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

1
2
3 In the Matter of the Small Estate]
4 of]
5 JAMES RICHARD GUSTAFSON]
6 Deceased.]

NO. 95 04249 CV

AFFIDAVIT OF CLAIMING SUCCESSOR
TESTATE ESTATE

7 STATE OF OREGON]
8 County of Klamath] ss.

9 I, BETTIE I. GUSTAFSON, being first duly sworn, say:

10 I am a claiming successor, as defined in ORS 114.505 (1), to a portion of the
11 decedent's estate. I am hereinafter referred to as "affiant." This affidavit is hereinafter referred to
12 as "affidavit." This affidavit is made pursuant to ORS 114.505-114.560.

13 1.

14 The following information is given with regard to the decedent:

15 (a) Name: JAMES RICHARD GUSTAFSON
16 (b) Age: 68
17 (c) Domicile: Klamath Falls, Klamath County, Oregon
18 (d) Post Office Address: 1724 Dayton Street, Klamath Falls OR 97603
19 (e) Social Security No: [REDACTED]

20 2.

21 The decedent died on May 18, 1994, at Klamath Falls, Oregon; a certified copy of
22 the decedent's death certificate is attached as Exhibit 1.

23 3.

24 The decedent's property subject to administration in Oregon consists of the
25 following:

26

1 (a) Real property and value thereof:
Interest in that certain trust deed recorded at Vol. M94 Page 12012, Klamath
2 County Records, from Marvin Sullivan as Grantor, Michael Polson, Attorney at Law, as Trustee,
and James R. Gustafson as Beneficiary, covering the real property described as PLEASANT
3 HOME TRACTS NO. 2, Lot 114, more commonly known as 5235 Miller Street, Klamath Falls
Oregon 97603. Balance due on said trust deed: Approximately \$30,000.

4 (b) Personal property: None.

5 4.

6 No application or petition for the appointment of a personal representative has been
7 granted in Oregon.

8 5.

9 The decedent died testate and the a copy of decedent's will is attached as Exhibit 2.

10 The original of the will has been lost, but the copy of the will has been certified to be original by
11 affiants, DIANE BOZGOZ and E.E. BIACONI.

12 6.

13 The decedent's heirs and the heirs' last address known to the affiant are:

14	NAME	ADDRESS
15		
16	Bettie I. Gustafson, Wife	1724 Dayton Street Klamath Falls, Oregon 97603
17	Richard James Gustafson, Son	Route 1 Box 234C Banks, OR 97106
18		
19	Vicki Lynn Gordon, Daughter	604 SE 121st Avenue 12L Vancouver WA 98684
20	Craig Thomas Gustafson, Son	5497 Lockford Drive Klamath Falls OR 97603

21 A copy of the will, and a copy of this affidavit showing the date of filing, will be delivered or
22 mailed to the heir at the last-known address.

23 7.

24 The decedent's devisees and the devisees' last address known to the affiant are:

25	NAME	ADDRESS
26	Bettie I. Gustafson, Wife	1724 Dayton Street

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Klamath Falls, Oregon 97603

A copy of the will, and a copy of this affidavit showing the date of filing, will be delivered or mailed to the devisee at the last-known address.

8.

The interest in the decedent's property described in this affidavit to which each devisee is entitled is:

NAME	INTEREST
Bettie I. Gustafson	All.

9.

Reasonable efforts have been made to ascertain each creditor of the estate. The expenses of and claims against the estate remaining unpaid or on account of which the affiant or any other person is entitled to reimbursement from the estate, including any known or estimated amount thereof, and the name and address of each creditor, as shown to the affiant are:

A copy of the affidavit showing the date of filing will be delivered to each creditor who has not been paid in full or mailed to the creditor at the last-known address.

10.

The name and address of each person known to the affiant to assert a claim against the estate which the affiant disputes and the last-known or estimated amount thereof are: None.

A copy of the affidavit showing the date of filing will be delivered to each of the above or mailed to each person at his or her last-known address.

11.

A copy of this affidavit showing the date of filing has been mailed or delivered to:

State of Oregon
Adult and Family Services Division
Estate Administration Section
Salem, Oregon 97310

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Oregon Department of Revenue
Salem, Oregon 97310

by depositing the copy of the affidavit in the United States Postal Service in a sealed envelope,
with postage prepaid.

12.

Claims against the estate not listed herein, or in amounts larger than those listed
herein, may be barred unless (a) a claim is presented to the affiant within four months of the filing
of this affidavit at the address set forth in Paragraph 15 or (b) a personal representative of the estate
is appointed within the time allowed under ORS 114.555.

13.

If there is listed one or more claims that the affiant disputes, any such claim may be
barred unless (a) a petition for summary determination is filed within four months of the filing of
this affidavit; or (b) a personal representative of the estate is appointed within the time allowed
under ORS 114.555.

14.

A copy of this affidavit showing the date of filing, or an abstract meeting the
requirements of ORS 113.165(2), will be mailed or delivered with the required recording fee to the
county clerk in each county where the decedent's real property, if any, is located.

15.

The address for the purposes of presenting a claim to the affiant is:

Richard Fairclo
Attorney at Law
280 Main Street
Klamath Falls OR 97601

16.

Any noun or verb used in this affidavit shall be construed as either singular or
plural as the context requires.

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17.

Exhibit 1 and Exhibit 2 attached hereto are each hereby made a part hereof as
though fully set forth at the place where reference to the exhibit is made.

X Bettie J. Gustafson

SUBSCRIBED AND SWORN to before me this 22 day of October, 1995.

[Signature]

Notary Public of Oregon
My Commission expires:



FILED
STATE OF OREGON
KLAMATH COUNTY COURT
1995 SEP 27 AM 11:32
CLERK OF COURT
BY: *[Signature]*

1 LAST WILL AND TESTAMENT
2 OF
3 JAMES RICHARD GUSTAFSON
4

5 I, JAMES RICHARD GUSTAFSON, of Klamath Falls, State of
6 Oregon, being of sound mind and disposing memory and not acting
7 under duress, menace, fraud or undue influence of any person
8 whomsoever, do make, publish and declare this my Last Will
9 and Testament, revoking all former or other Wills and Test-
10 amentary dispositions by me at any time heretofore made.

11 FIRST: I direct that all my just debts, funeral expenses
12 and costs of administration be paid out of the principal of
13 my estate by my Executor hereinafter named as soon as may be
14 convenient after my death.

15 SECOND: My immediate family consists of my wife, BETTIE
16 I. GUSTAFSON, my children from my previous marriage namely:
17 RICHARD JAMES GUSTAFSON, son, age 28 years of Portland,
18 Oregon; VICKI LYNN GUSTAFSON, daughter, age 23 years of
19 Klamath Falls, Oregon; CRAIG THOMAS GUSTAFSON, son, age 19
20 years of Klamath Falls, Oregon; and my step-children LYLE
21 C. LOGAN, of Klamath Falls, Oregon; SANDRA R. BLACKBURN of
22 Houston, Texas; and LINDA K. OAKS, of Kent Washington.

23 THIRD: I give, devise and bequeath to my beloved wife,
24 BETTIE I. GUSTAFSON, all of my properties, real, personal and
25 mixed together with all property of which I may have any power
26 of appointment, absolutely and in fee simple.

27 FOURTH: In the event that my wife, BETTIE I. GUSTAFSON,
28 shall predecease me or shall die with me in a common accident
29 or disaster, I give, devise and bequeath to my children,
30 RICHARD, VICKI and CRAIG, the following described real
31 property:

32 Lot 5 in Block 3 in BRYANT TRACTS, Klamath County, Oregon

1 as tenants in common.

2 FIFTH: All the rest, residue and remainder of all of
3 my properties, of whatsoever kind and wheresoever situated
4 I give, devise and bequeath, to my three children, RICHARD,
5 VICKI and CRAIG, and my three step-children LYLE, SANDRA
6 and LINDA, share and share alike.

7 SIXTH: I hereby nominate and appoint my son, RICHARD
8 JAMES GUSTAFSON, Executor of this Will.

9 DATED this 1st day of November, 1975.

10

11

12

JAMES RICHARD GUSTAFSON
TESTATOR

13

14

15 We, the undersigned, do hereby certify that JAMES RICHARD
16 GUSTAFSON, the above named Testator, on the day and year above
17 written, signed the foregoing instrument consisting of two (2)
18 pages, including this page, and published and declared the
19 same to be his Last Will and Testament; and we, at the same
20 time, at his request and in his presence, and in the presence
21 of each other, have hereunto set our hands as subscribing
22 witnesses, and we further certify that at such time he was
23 of sound and disposing mind and memory.

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22 BEE BLANCONI, residing at Klamath Falls, Oregon.

23

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25 DRANE BOZGOZ, residing at Klamath Falls, Oregon.

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1 AFFIDAVIT OF ATTESTING WITNESSES TO WILL

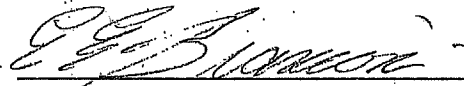
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5 STATE OF OREGON)

6 County of Klamath)

7 WE, the undersigned, being sworn, each for myself say:

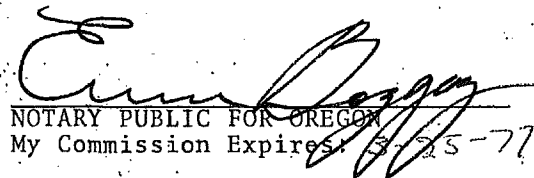
8 That on the date of the foregoing Will of JAMES RICHARD
9 GUSTAFSON, of which a facsimile copy is attached hereto,
10 in our presence said JAMES RICHARD GUSTAFSON, signed the
11 same and declared it to be his Will, whereupon, at his request
12 and in his presence, we attested the Will by signing our
13 names thereto.

14 To the best of my knowledge and belief, the Testator
15 was, at that time, over the age of 18 years and of sound
16 mind.

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23 SUBSCRIBED AND SWORN to before me this 1st day of November
24 1975.

25
26 
27 NOTARY PUBLIC FOR OREGON
My Commission Expires 3-25-77
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AFFIDAVIT OF ATTESTING WITNESSES TO WILL

STATUTORY BARGAIN AND SALE DEED

BETTIE I. GUSTAFSON as Claiming Successor of Small Estate of James R. Gustafson, Klamath County Circuit Court Case No. 950~~144~~CV, Grantor, conveys to BETTIE I. GUSTAFSON, Grantee, the following described real property, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

In Klamath County, Oregon:

PLEASANT HOME TRACTS NO. 2, Lot 114

More commonly known as 5235 Miller Street,
Klamath Falls, Oregon 97603.

SUBJECT TO reservations, liens, and restrictions of record, easements and rights of way of record and those apparent on the land.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Until a change is requested, all tax statements are to be sent to the following address:

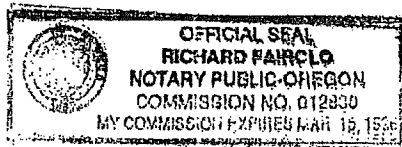
X Bettie I. Gustafson

STATE OF OREGON

County of Klamath

] ss.

The foregoing instrument was acknowledged before me this 22 day of Sept., 1995, by BETTIE I. GUSTAFSON as Claiming Successor of Small Estate of James R. Gustafson.



[Signature]
Notary Public for Oregon
My Commission expires:

Ret. RICHARD FAIRCLO
ATTORNEY AT LAW
280 MAIN STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclove the 31st day of Jan, A.D., 19 96 at 3:25 o'clock P M., and duly recorded in Vol. M96, of Deeds on Page 2866.

FEE \$30.00

By [Signature] Bernetha G. Lusch, County Clerk

96 JAN 31 P 3:25

ASSIGNMENT OF TRUST DEED

Reference is made to that certain Trust Deed dated April 4, 1994, showing MARVIN SULLIVAN, as Grantor and JAMES R. GUSTAFSON as Beneficiary, recorded at Vol. M94 Page 12012 Mortgage Records of Klamath County, Oregon.

The undersigned, LYLE LOGAN, as Personal Representative Of The Estate Of Bettie I. Gustafson, hereby assigns all his beneficial interest in the above described trust deed to RICHARD JAMES GUSTAFSON, VICKI LYNN GORDON, and CRAIG THOMAS GUSTAFSON.

Dated this 15 day of October, 1997.

[Signature of Lyle Logan]

STATE OF OREGON

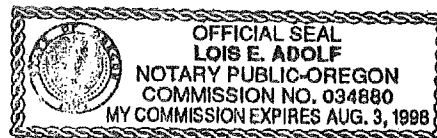
] ss.

County of Klamath

]

The foregoing instrument was acknowledged before me this 15th day of October, 1997, by LYLE LOGAN, Personal Representative of the Estate Of Bettie I. Gustafson.

[Signature of Lois E. Adolf]
Notary Public for Oregon
My Commission expires:



Per:
Richard Fairclo
Attorney at Law
280 Main Street
Klamath Falls OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo
of October A.D., 19 97 at 2:56 o'clock P. M., and duly recorded in Vol. M97
of Mortgages on Page 34951



AFFIDAVIT OF HEIRSHIP

The undersigned, being first duly sworn, states as follows:

1. I reside at 105 Kevin Way SE Salem OR 97306
2. I am the son of the decedent, Craig Thomas Gustafson.
3. The decedent died on July 16, 1997, in Klamath County, in the state of Oregon. A copy of the death certificate is attached.
4. The decedent died owning an interest in a trust deed that was secured against the following-described real property:
 - a. PLEASANT HOME TRACTS, NO. 2, Lot 114, more commonly known as 5235 Miller St. Klamath Falls OR 97603.
5. The decedent's estate has not been admitted to probate in any state.
6. The decedent died without a will.
7. The names, relationships, and addresses of the decedent's heirs at law (i.e., those who would inherit if the decedent left no will) are:

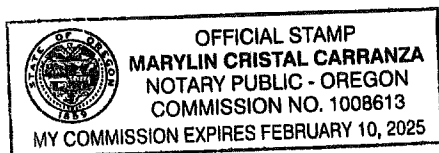
NAME	RELATIONSHIP	ADDRESS
Ryan Gustafson	Son	105 Kevin Way SE Salem OR 97306
Nicole Heryford	Daughter	6510 S 6 th St #140 Klamath Falls OR 97603
8. The decedent was not married and had no registered domestic partner.
9. The total value of the above-described property was under \$10,000 at the time of this death.
10. No claims have been filed against the decedent, and all expenses of the decedent's last illness and funeral have been paid in full or will be paid from the proceeds of the above-described property.
11. No federal or Oregon estate tax is due.
12. I make this affidavit to induce Katie Ireland, Successor trustee of the above referenced trust deed to reconvey title.

DATED: Sept. 10, 2024

Ryan J. Gustafson
Ryan Gustafson

STATE OF Oregon)
) ss.
County of Marion)

Personally appeared the above-named Ryan Gustafson, who acknowledged the foregoing instrument to be the affiant's voluntary act and deed on Sept 10, 2024.



Marilyn C. Carranza
Notary Public for Oregon
My commission expires: February 10, 2025

AFFIDAVIT OF HEIRSHIP

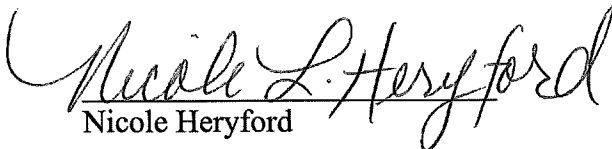
The undersigned, being first duly sworn, states as follows:

1. I reside at 6510 S 6th St #140, Klamath Falls OR 97603.
2. I am the daughter of the decedent, Craig Thomas Gustafson.
3. The decedent died on July 16, 1997, in Klamath County, in the state of Oregon. A copy of the death certificate is attached.
4. The decedent died owning an interest in a note and trust deed that was secured against the following-described real property:
PLEASANT HOME TRACTS, NO. 2, Lot 114, more commonly known as 5235 Miller St,
Klamath Falls OR 97603.
5. The decedent's estate has not been admitted to probate in any state.
6. The decedent died without a will.
7. The names, relationships, and addresses of the decedent's heirs at law (i.e., those who would inherit if the decedent left no will) are:

NAME	RELATIONSHIP	ADDRESS
Ryan Gustafson	Son	105 Kevin Way SE Salem OR 97306
Nicole Heryford	Daughter	6510 S 6 th St #140 Klamath Falls OR 97603

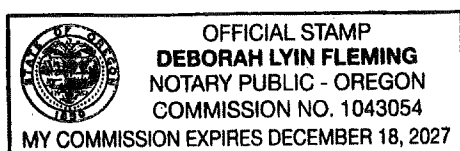
8. The decedent was not married and had no registered domestic partner.
9. The total value of the interest in the above-described property was under \$10,000 at the time of this death.
10. No claims have been filed against the decedent, and all expenses of the decedent's last illness and funeral have been paid in full or will be paid from the proceeds of the above-described property.
11. No federal or Oregon estate tax is due.
12. I make this affidavit to induce Katie Ireland, Successor trustee of the above referenced trust deed to reconvey title.

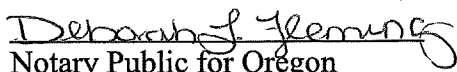
DATED: 8/29/2024


Nicole Heryford

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared the above-named Nicole Heryford, who acknowledged the foregoing instrument to be the affiant's voluntary act and deed on August 29, 2024.




Notary Public for Oregon
My commission expires: 12/18/27