

After Recording Return To:
Matthew T. Parks
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

APPOINTMENT OF SUCCESSOR TRUSTEE

Known all men by these presents, that LEILANI GEORGE AND RODNEY A. WELLBORN, TENANTS BY THE ENTIRETY is the grantor, and ASPEN TITLE & ESCROW is the trustee, and BANC OF CALIFORNIA, successor-in-interest to GATEWAY BUSINESS BANK DBA MISSION HILLS MORTGAGE BAKERS, A CALIFORNIA CORPORATION is the beneficiary under that certain deed of trust dated June 8, 2006 and recorded on June 19, 2006 as instrument no. M06-12520 of the Mortgage records of Klamath County, State of Oregon.

The undersigned, who is the present beneficiary under said deed of trust desires to appoint a new trustee in the place and stead of the original trustee named above. Now therefore, in view of the premises, the undersigned hereby appoints **Fidelity National Title Insurance Company** as successor trustee under said deed of trust, to have all the powers of said original trustee, effective immediately.

In construing this instrument, and whenever the context so requires, the singular includes the plural.

In witness whereof, the undersigned beneficiary has executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

Dated: December 10, 2024

Banc of California


By: Silvia Elliott
Its: Vice President

State of _____
County of _____

On this day _____, before me, the undersigned, a Notary Public in and for the State of _____ duly commission and sworn, personally appeared _____ to me known to be the _____ of _____, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned. Witness my hand and official seal hereto affixed the day and year first above written.

See attached acknowledgment

Notary Public

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

San Diego

On December 10, 2024

Date

before me,

Siobhan B. Reese, Notary

Here Insert Name and Title of the Officer

personally appeared

Silvia Elliot

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Siobhan B. Reese

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Appointment of Successor Trustee

Document Date: December 10, 2024

Number of Pages: 1

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____