

2025-008189

Klamath County, Oregon

09/15/2025 08:33:02 AM

Fee: \$97.00

**OREGON**

COUNTY OF KLAMATH

LOAN NO.: 1428732398



WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

PARCEL NO. 370636

**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 **JULY 13, 1998**, executed by **RODNEY TIETJEN AND PEGGY R TIETJEN, HUSBAND AND WIFE**, Trustor, to **WILLIAM L. SISEMORE**, Original Trustee, for the benefit of **KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION**, Original Beneficiary, and recorded on **JULY 15, 1998** in Book **M98** at Page **25472** as Instrument No. **62427** 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: **713 N 9TH 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 **SEPTEMBER 11, 2025**.

**COLUMBIA BANK FKA 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**

  
TIPHANY JO WILLIAMS, 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 **SEPTEMBER 11, 2025**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
KATHERINE LARREA, VICE PRESIDENT

POD: 20250828

UB8011224IM - LR - OR



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On SEPTEMBER 11, 2025, before me, ASHLEY GITTINS, personally appeared TIPHANY JO WILLIAMS known to me to be the VICE PRESIDENT of COLUMBIA BANK FKA 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.

Ashley Gittins  
ASHLEY GITTINS (COMMISSION EXP. 03/29/2031)  
NOTARY PUBLIC

ASHLEY GITTINS  
Notary Public - State of Idaho  
Commission Number 20190781  
My Commission Expires Mar 29, 2031

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On SEPTEMBER 11, 2025, before me, DAWN GROVER, personally appeared KATHERINE LARREA 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.

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

DAWN GROVER  
Notary Public - State of Idaho  
Commission Number 65061  
My Commission Expires Feb 13, 2027

Unofficial Copy