

2025-010132
Klamath County, Oregon
11/12/2025 10:56:01 AM
Fee: \$97.00

When Recorded Mail To:
Trustee Services, Inc.
P.O. Box 2980
Silverdale, WA 98383-2980

Substitution of Trustee & Deed of Reconveyance

TSI No.: R478611G-E

Whereas, the undersigned is the current owner of the beneficial interest secured by that certain Deed of Trust described below and does hereby appoint KEVIN P. MORAN, Attorney at Law, whose address is 3647 NW Byron Street, #200, Silverdale, WA 98383, as Successor Trustee; and

KEVIN P. MORAN, Attorney at Law, hereby accepts said appointment as Successor Trustee and having received from the beneficiary under said Deed of Trust a written request to reconvey, does hereby reconvey without warranty to the person(s) entitled thereto, all estate now held by it under said Deed of Trust.

Trustor: MEHDI L. GHAVAM AND LORI A. GHAVAM AS TENANTS BY THE ENTIRETY, AS TO THE RIGHT OF USE AND OCCUPANCY UNDER TERM SPECIAL USE PERMIT DATED *
Trustee: AMERITITLE-KLAMATH FALLS *JULY 20TH, 2015
Original Beneficiary:
PEOPLE'S BANK OF COMMERCE

Dated : 04/17/2015
Recorded : 04/21/2015
Instrument # : 2015-003742
Book / Reel : N/A
Page : N/A
Filed for record in KLAMATH County, State of OREGON
Dated: 11/06/2025

Re-Recorded : 09/08/2015
Instrument # : 2015-009926
Book /Reel : N/A
Page : N/A

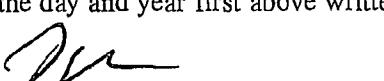
PEOPLE'S BANK OF COMMERCE


Matthew J. Ormerod
Acting Agent

State of Washington, County of Kitsap

On 11/06/2025, before me, the undersigned, a Notary Public qualified for said State and County, personally appeared, Matthew J. Ormerod, Acting Agent, of the corporation, and being personally known to me to be the identical individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.


Notary Public for the St. of Washington
Residing at Silverdale, Washington

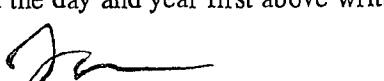
Notary Public
State of Washington
Jill OConnor
Commission Expires 01/10/2030
License # 22005302


KEVIN P. MORAN
Attorney at Law

State of Washington, County of Kitsap

On 11/06/2025, before me, the undersigned, a Notary Public qualified for said State and County, personally appeared, KEVIN P. MORAN, Attorney at Law as Trustee or Successor Trustee, and being personally known to me to be the identical individual described in and who executed the within and foregoing instrument, and acknowledged that he/she signed the same as a free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.


Notary Public for the St. of Washington
Residing at Silverdale, Washington

Notary Public
State of Washington
Jill OConnor
Commission Expires 01/10/2030
License # 22005302