

2025-011070

Klamath County, Oregon

12/12/2025 08:29:02 AM

Fee: \$97.00

OREGON

COUNTY OF KLAMATH

LOAN NO.: 1428732067



WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

PARCEL NO. 216386

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 **DECEMBER 20, 1995**, executed by **KATHERINE RUTH MARQUEZ AND MAX ELTON BAKER**, Trustor, to **WILLIAM L. SISEMORE**, Original Trustee, for the benefit of **KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION**, Original Beneficiary, and recorded on **DECEMBER 26, 1995** in Book **M95** at Page **35039** as Instrument No. **11015** 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: **2034 FREMONT STREET, 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 **DECEMBER 10, 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 **DECEMBER 10, 2025**.

FIRST AMERICAN TITLE INSURANCE COMPANY

DANIEL FRONGNER, VICE PRESIDENT

POD: 20251125

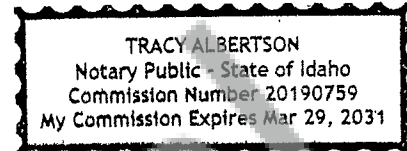
UB8011224IM - LR - OR



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **DECEMBER 10, 2025**, before me, **TRACY ALBERTSON**, 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.


TRACY ALBERTSON (COMMISSION EXP. 03/29/2031)
NOTARY PUBLIC



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **DECEMBER 10, 2025**, before me, **DAWN GROVER**, personally appeared **DANIEL FRONGNER** 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 (COMMISSION EXP. 02/13/2027)
NOTARY PUBLIC

