

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 ELDON 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*  
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 Froncner*  
DANIEL FRONCNER, 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*  
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TRACY ALBERTSON (COMMISSION EXP. 03/29/2031)  
NOTARY PUBLIC

TRACY ALBERTSON  
Notary Public - State of Idaho  
Commission Number 20190759  
My Commission Expires Mar 29, 2031

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

DAWN GROVER  
Notary Public - State of Idaho  
Commission Number 65Q61  
My Commission Expires Feb 13, 2027