

2026-000699
Klamath County, Oregon
01/23/2026 11:57:05 AM
Fee: \$97.00

OREGON

COUNTY OF KLAMATH
LOAN NO.: 6505039743



WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

PARCEL NO. 886100

APPOINTMENT OF SUCCESSOR TRUSTEE AND DEED OF RECONVEYANCE

WHEREAS, the Undersigned, SECURITY BANK is the current beneficiary of that certain Deed of Trust dated DECEMBER 22, 2000, executed by VIRGINIA I TAYLOR, INDIVIDUAL, Trustor, to AMERITITLE, Original Trustee, for the benefit of SECURITY BANK, Original Beneficiary, and recorded on DECEMBER 28, 2000 in Book M00 at Page 46604 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: 6525 HILYARD AVENUE, KLAMATH FALLS, OREGON 97603

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 JANUARY 20, 2026.

COLUMBIA BANK FKA UMPQUA BANK, AS SUCCESSOR IN INTEREST BY MERGER TO SECURITY BANK


TRACY ALBERTSON, 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 JANUARY 20, 2026.

FIRST AMERICAN TITLE INSURANCE COMPANY


DANIEL FRONGNER, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 20, 2026, before me, KRISTIN H. CARL, personally appeared TRACY ALBERTSON known to me to be the VICE PRESIDENT of COLUMBIA BANK FKA UMPQUA BANK, AS SUCCESSOR IN INTEREST BY MERGER TO SECURITY BANK 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.


KRISTIN H. CARL (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC

KRISTIN H CARL
Notary Public - State of Idaho
Commission Number 20201371
My Commission Expires May 5, 2026

POD: 20260106
UB8011224IM - LR - OR



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 20, 2026, 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

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

Unofficial Copy