

2016-002775

Klamath County, Oregon



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03/15/2016 11:17:06 AM

Fee: \$52.00

RETURN TO: M. E. Wileman  
Orion Financial Group, Inc.  
2860 Exchange Blvd. # 100  
Southlake, TX 76092

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

WHEREAS, **FREDDIE L DONAHUE** Property Address: 3712 AGATE STREET, KLAMATH FALLS, OR 97601, was the original Trustor, AMERITITLE, AN OREGON CORPORATION, A Corporation, was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR GATEWAY BUSINESS BANK DBA MISSION HILLS MORTGAGE BANKERS ITS SUCCESSORS AND ASSIGNS, was the original Beneficiary, under that certain Deed of Trust dated 4/22/2010, and recorded on April 28, 2010, as DOCUMENT NUMBER 2010-005036 of the Official Records of Klamath County, Oregon, and WHEREAS, the undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK DBA MISSION HILLS MORTGAGE BANKERS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS P.O. Box 2026, Flint, MI 48501-2026 is the present Beneficiary under said Deed of Trust, and WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of AMERITITLE, AN OREGON CORPORATION, A Corporation, the original Trustee thereunder, NOW, THEREFORE, the undersigned hereby substitutes Charles R. Hall, Vice President of Nationwide Escrow Services, Inc., as Trustee under said Deed of Trust, and As substitute Trustee, DOES HEREBY RECONVEY to the person or persons legally entitled thereto, without warranty, all the estate, title, and interest acquired by Trustee under said Deed of Trust. The land referred to in said Deed of Trust is situated in the State of Oregon, County of Klamath.

MERS is appointed as the nominee for the Beneficiary to exercise the rights, duties and obligations of the Beneficiary as Beneficiary may from time to time direct, including but not limited to appointing a successor trustee, assigning, or releasing, in whole or in part the Security Instrument, foreclosing or directing the trustee to institute foreclosure of the Security Instrument, or taking such other actions as Beneficiary may deem necessary or appropriate under the Security Instrument.

The Beneficiary designates MERS as the nominee for the Beneficiary and any notice required by applicable law or the Security Instrument to be served on the Beneficiary must also be served on MERS as the designated nominee for Beneficiary.

Date: 03/08/2016

Nationwide Escrow Services, Inc.,  
an Oregon Domestic Business Corporation

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")  
AS DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK DBA  
MISSION HILLS MORTGAGE BANKERS, BENEFICIARY OF THE  
SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Charles R. Hall, Vice President

By:

Connie Marie Riggsby, Assistant Secretary



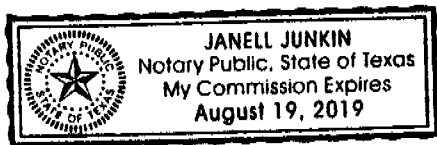
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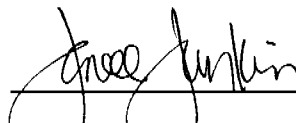
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Southlake, TX 76092

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

State of Texas County of Tarrant

On 03/08/2016 before me, a Notary Public, in and for said county and state, personally appeared Connie Marie Riggsby, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK DBA MISSION HILLS MORTGAGE BANKERS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the corporation therein named, and he/she acknowledged to me that such corporation executed the same, and that he/she subscribed the name of said corporation thereto on its behalf. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

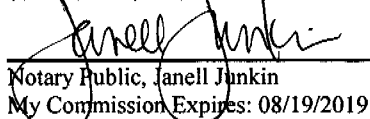




Notary Public, Janell Junkin  
My Commission Expires: 08/19/2019

State of Texas County of Tarrant

On 03/08/2016, before me, a Notary Public, in and for said county and state, personally appeared Charles R. Hall, Vice President of Nationwide Escrow Services, Inc., Substitute Trustee for AMERITITLE, AN OREGON CORPORATION, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, and he/she acknowledged to me that he/she executed the same. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public, Janell Junkin  
My Commission Expires: 08/19/2019

