

2016-007919

Klamath County, Oregon



00190038201600079190020028

07/27/2016 08:44:41 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, **JOHN CULVER** Property Address: **5040 MILLER AVE, KLAMATH FALLS, OR 97603**, was the original Trustor, AMERITITLE, A Corporation, was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR SECURITYNATIONAL MORTGAGE COMPANY, A UTAH CORPORATION ITS SUCCESSORS AND ASSIGNS, was the original Beneficiary, under that certain Deed of Trust dated 4/23/2009, and recorded on April 29, 2009, as Document # 2009-005942 of the Official Records of Klamath County, Oregon, and WHEREAS, the undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR SECURITYNATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, 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, A Corporation, the original Trustee thereunder, NOW, THEREFORE, the undersigned hereby substitutes Connie M. Riggsby, 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: 07/15/2016

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")
AS DESIGNATED NOMINEE FOR SECURITYNATIONAL MORTGAGE
COMPANY, A UTAH CORPORATION, BENEFICIARY OF THE
SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Connie M. Riggsby, Vice President

By:

Charles Robert Hall, Assistant Secretary



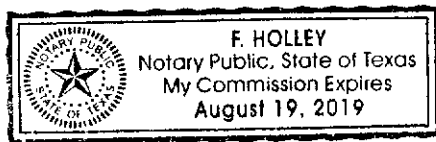
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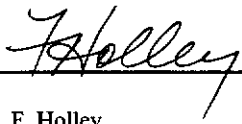
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Southlake, TX 76092

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

State of Texas County of Tarrant

On 07/15/2016 before me, a Notary Public, in and for said county and state, personally appeared Charles Robert Hall, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR SECURITYNATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, 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.

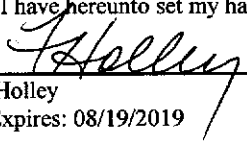




Notary Public, F. Holley
My Commission Expires: 08/19/2019

State of Texas County of Tarrant

On 07/15/2016, before me, a Notary Public, in and for said county and state, personally appeared Connie M. Riggsby, Vice President of Nationwide Escrow Services, Inc., Substitute Trustee for AMERITITLE, (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, F. Holley
My Commission Expires: 08/19/2019

