

2017-004231

Klamath County, Oregon

04/24/2017 01:22:00 PM

Fee: \$62.00

Prepared by/Return to:
CitiMortgage, Inc.
Attn: Susan Coley
14700 CitiCorp Dr MS 4112
Hagerstown, MD 21742
Loan # 1123613423

SUBSTITUTION OF TRUSTEE AND PARTIAL RELEASE OF DEED OF TRUST

MIN 100011511236134236

WHEREAS: John Hancock, 8883 Gale Rd, Bonanza, OR, 97623, by a Deed of Trust dated July 8 2013, recorded March 7, 2014 as Document No. 2014-001926 in the Records of Klamath County, State of Oregon conveyed to First American Title Company, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Citibank, N.A., its successors and assigns, whose address is P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS, beneficiary a certain real estate, to secure the payment of certain Note or Notes in said Deed of Trust described and set forth; and whereas, said Deed of Trust and Note or Notes has or have been PARTLY paid and satisfied.

WITNESSETH:

Whereas, the undersigned, Mortgage Electronic Registration Systems, Inc., as nominee for Citibank, N.A., its successors and assigns, Beneficiary desires to substitute a new Trustee under said Deed of Trust in the place and stead of said original Trustee thereunder, and any subsequently appointed trustee.

Now, THEREFORE, the undersigned Beneficiary hereby substitutes Verdugo Trustee Service Corporation, as Trustee under said Deed of Trust.

NOW, THEREFORE, the undersigned, present holder and legal owner of said Deed of Trust and Note or Notes, does hereby REMISE, RELEASE AND CONVEY, without warranty, to the present owner of said property, PART of the real estate in said Deed of Trust described, situated in Klamath County or the State of Oregon, to-wit:

SEE EXHIBIT A

TO HAVE AND TO HOLD the same, with all the appurtenances thereto belonging free, clear and discharged from the encumbrance of said Deed of Trust. This Partial Deed of Release shall not affect all other property described in said Deed of Trust, to wit:

SEE EXHIBIT B

IN WITNESS WHEREOF, the undersigned has executed these presents this 21st day of April, 2017.

Mortgage Electronic Registration Systems, Inc.,
as nominee for Citibank, N.A.,
its successors and assigns

By:

Jason D. LaRocca, Assistant Secretary

Verdugo Trustee Service Corporation

By:

Karen M. Allen, Vice President

State of Maryland
County of Washington

On April 21, 2017, before me, Andrea L. Hartle, Notary Public personally appeared Jason D. LaRocca, Assistant Secretary of Mortgage Electronic Registration Systems Inc., as nominee for Citibank, N.A., its successors and assigns, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed same in his capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Andrea L. Hartle
Notary Public Signature
My Commission expires May 11, 2018



ANDREA L. HARTLE
Washington County
State of Maryland
My Commission Expires May 11, 2018

State of Maryland
County of Washington

On April 21, 2017, before me, Andrea L. Hartle, Notary Public personally appeared Karen M. Allen, Vice President of Verdugo Trustee Service Corporation, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed same in her capacity, and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Andrea L. Hartle
Notary Public Signature
My Commission expires May 11, 2018



ANDREA L. HARTLE
Washington County
State of Maryland
My Commission Expires May 11, 2018

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

THE SW 1/4 NW 1/4 AND W 1/2 SW 1/4 OF SECTION 35, TOWNSHIP 39 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAVING AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS: 1) BEGINNING AT THE SOUTHWEST CORNER OF SECTION 35; THENCE NORTH 208.7 FEET; THENCE EAST 208.7 FEET; THENCE SOUTH 208.7 FEET; THENCE WEST 208.7 FEET TO THE PLACE OF BEGINNING. 2) BEGINNING AT A POINT IN THE SOUTH LINE OF THE SW 1/4 SW 1/4 OF SAID SECTION 35, WHICH IS 218.7 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE RUNNING EAST 25 FEET; THENCE NORTH 25 FEET; THENCE WEST 25 FEET; THENCE SOUTH 25 FEET TO THE PLACE OF BEGINNING. 3) A STRIP OF LAND 30 FEET WIDE ALONG THE WEST SIDE OF SECTION 35, TOWNSHIP 39 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, TO BE USED FOR COUNTY ROAD PURPOSES. ALSO SAVING AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT OF WAY OF THE COUNTY ROAD ALONG THE SOUTHERLY BOUNDARY OF SAID W 1/2 W 1/2 OF SECTION 35.

LESS AND EXCEPT

The SW1/4 NW1/4, the N1/2 NW1/4 SW1/4, Section 35, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPT THEREFROM any portion deeded to Klamath County for road in Deed recorded September 14, 1956 in Book 286 at Page 514, Deed Records of Klamath County, Oregon.

EXHIBIT B

The SW1/4 NW1/4, the N1/2 NW1/4 SW1/4, Section 35, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPT THEREFROM any portion deeded to Klamath County for road in Deed recorded September 14, 1956 in Book 286 at Page 514, Deed Records of Klamath County, Oregon.