



00204085201700056170020020

Recording Requested By:  
LOANCARE, LLC

05/23/2017 09:07:36 AM

Fee: \$52.00

When Recorded Return To:

Release Department  
LOANCARE, LLC  
P.O. BOX 8068  
Virginia Beach, VA 23450-4968

**SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE**

LOANCARE, LLC #:0016498933 "CULLER" Lender ID:4BH/4008214478 Klamath, Oregon  
MIN #: 100728700000746259 SIS #: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR PINNACLE CAPITAL MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the present beneficiary of that certain Deed of Trust, Dated: 04/17/2012 made by DAVID E. CULLER AND SONIA CULLER, AS TENANTS BY THE ENTIRETY as the original Grantor(s), to AMERITITLE, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., FOR PINNACLE CAPITAL MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 04/23/2012 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2012-004180, in the official records of Klamath County, Oregon

Property Address: 7678 KRESS DRIVE, KLAMATH FALLS, OR 97603

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR PINNACLE CAPITAL MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS HEREBY SUBSTITUTES KEVIN P. MORAN, ATTORNEY AT LAW, Trustee in lieu of the above named Trustee under said Deed of Trust.

KEVIN P. MORAN, ATTORNEY AT LAW hereby accepts said appointments as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said present Beneficiary and in accordance with the provisions of said Deed of Trust does hereby reconvey, without any covenant or warranty express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned under said Deed of Trust.

IN WITNESS WHEREOF, the present beneficiary and KEVIN P. MORAN, ATTORNEY AT LAW have caused these presents to be executed by their duly authorized officers on the dates below written.

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

On May 9th, 2017

By: Phyllis M Brabble  
PHYLLIS M BRABBLE, Assistant Secretary

By KEVIN P. MORAN, ATTORNEY AT LAW  
as Trustee

On May 9th, 2017

By: Kevin P Moran  
KEVIN P MORAN, ATTORNEY AT LAW

COMMONWEALTH OF Virginia  
COUNTY OF Virginia Beach City

On May 9th, 2017, before me, TOYE DAWSON, a Notary Public in and for Virginia Beach City in the State of Virginia, personally appeared PHYLLIS M BRABBLE, Assistant Secretary, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Toye Dawson  
TOYE DAWSON  
Notary Expires: 06/30/2020 #7703057

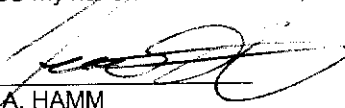


(This area for notarial seal)

STATE OF Washington  
COUNTY OF Kitsap

On May 9th, 2017, before me, JACOB A. HAMM, a Notary Public in and for Kitsap in the State of Washington, personally appeared KEVIN P MORAN, ATTORNEY AT LAW, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

  
JACOB A. HAMM  
Notary Expires: 04/29/2021 #166000

(This area for notarial seal)

JACOB A. HAMM  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES 04/29/2021