

2017-009694

Klamath County, Oregon



00209160201700096940020022

08/29/2017 08:54:36 AM

Fee: \$52.00

RETURN TO: C. R. Hall  
Orion Financial Group, Inc.  
2860 Exchange Blvd. # 100  
Southlake, TX 76092

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

WHEREAS, **JOSEPH B SMITH AND SARAH J SMITH, AS TENANTS BY THE ENTIRETY** Property Address: 7406 **ANDREW DR, KLAMATH FALLS, OR 97603**, was the original Trustor, **FIRST AMERICAN TITLE, A Corporation**, was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE FOR SOUTH VALLEY BANK AND TRUST ITS SUCCESSORS AND ASSIGNS**, was the original Beneficiary, under that certain Deed of Trust dated 2/10/2012, and recorded on February 13, 2012, as Document 2012-001583 of the Official Records of Klamath County, Oregon, and WHEREAS, the undersigned **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR SOUTH VALLEY BANK & TRUST 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 **FIRST AMERICAN TITLE, A Corporation**, the original Trustee thereunder, NOW, THEREFORE, the undersigned hereby substitutes **Melanie A. Arndt, 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.

Date: 08/18/2017

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")  
AS DESIGNATED NOMINEE FOR SOUTH VALLEY BANK & TRUST  
BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS  
AND ASSIGNS

Melanie A. Arndt, Vice President

By:

Connie Marie Riggsby, Assistant Secretary

State of Texas County of Tarrant



SMITH ARH \*17095483\*

On 08/18/2017 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 SOUTH VALLEY BANK & TRUST 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, Tanya Zommer  
My Commission Expires: 06/02/2019



4000256788 MIN 100655200000014086 MERS Phone 888-679-6377  
OR Klamath CARRINGTON/RELEASE

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**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

State of Texas County of Tarrant

On 08/18/2017, before me, a Notary Public, in and for said county and state, personally appeared Melanie A. Arndt, Vice President of Nationwide Escrow Services, Inc., Substitute Trustee for FIRST AMERICAN TITLE, (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, Tanya Zommer  
My Commission Expires: 06/02/2019

