

2018-012742

Klamath County, Oregon

10/18/2018 09:08:00 AM

Fee: \$82.00

OREGON

RECORD 1ST

COUNTY OF KLAMATH

LOAN NO.: 0440045991



WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

APPOINTMENT OF SUCCESSOR TRUSTEE

KNOW ALL MEN BY THESE PRESENTS that 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, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, the current beneficiary or nominee of the current beneficiary under that certain Deed of Trust dated **OCTOBER 28, 2011** executed by **NICOLAS ROBERT PHAIR AND ALLISON MARIE PHAIR, TENANCY BY ENTIRETY**, Trustor, to **AMERITITLE-KLAMATH FALLS**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR SOUTH VALLEY BANK & TRUST, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **NOVEMBER 2, 2011** as Instrument No. **2011-012318** in the Records of the County Clerk's Office in and for the County of **KLAMATH**, State of **OREGON**.

LEGAL DESCRIPTION: AS DESCRIBED IN SAID DEED OF TRUST

PROPERTY ADDRESS: **2089 CALIFORNIA AVE, KLAMATH FALLS, OR 97601**

WHEREAS, the Undersigned desires to appoint a new Trustee in the place and stead of the Current Trustee; NOW THEREFORE, the Undersigned hereby appoints **FIRST AMERICAN TITLE INSURANCE COMPANY**, located at **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, as Successor Trustee under said Deed of Trust; to have all the powers as Trustee, effective forthwith. In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter and the singular number includes the plural.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on **OCTOBER 05, 2018**.

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

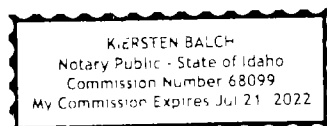
LISA M. CARTER, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **OCTOBER 05, 2018**, before me, **KIERSTEN BALCH**, personally appeared **LISA M. CARTER** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, AS NOMINEE FOR **SOUTH VALLEY BANK & TRUST, ITS SUCCESSORS AND ASSIGNS** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

KIERSTEN BALCH (COMMISSION EXP. 07/21/2022)

NOTARY PUBLIC



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MIN: 100655200000011645

MERS PHONE: 1-888-679-6377