

2018-012743

Klamath County, Oregon

10/18/2018 09:08:00 AM

Fee: \$82.00

OREGON

RECORD 2ND

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

## DEED OF RECONVEYANCE

THE UNDERSIGNED, **FIRST AMERICAN TITLE INSURANCE COMPANY**, located at **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, as Trustee or Successor Trustee, 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 received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR SOUTH VALLEY BANK & TRUST, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the current beneficiary under said Deed of Trust, a written request to reconvey, reciting that the obligation secured by said Deed of Trust has been fully paid and performed. NOW THEREFORE, the Undersigned does hereby grant, bargain, and convey said Deed of Trust, without any covenant or warranty, expressed or implied, to the person or persons legally entitled thereto, all the estate held by the Undersigned in and to said described premises by virtue of said Deed of Trust.

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

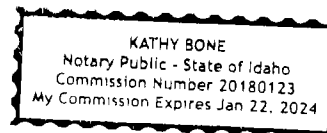
**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
ALEXANDRA MONTAGUE, ASSISTANT  
SECRETARY

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **OCTOBER 05, 2018**, before me, **KATHY BONE**, personally appeared **ALEXANDRA MONTAGUE** known to me to be the **ASSISTANT SECRETARY** of **FIRST AMERICAN TITLE INSURANCE COMPANY** 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.

  
KATHY BONE (COMMISSION EXP. 01/22/2024)  
NOTARY PUBLIC



POD: 20181001

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MIN: 100655200000011645

MERS PHONE: 1-888-679-6377