

2019-000412

Klamath County, Oregon



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01/15/2019 09:22:32 AM

Fee: \$97.00

Return Address:
GUILD ADMINISTRATION CORP.
P. O. BOX 85304
SAN DIEGO, CA 92186

Please print or type information **OREGON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. SUBSTITUTION OF TRUSTEE
2. DEED OF RECONVEYANCE

Reference Number(s) of Documents assigned or released:

Original Recording Information: Book _____ Page _____ or Instrument #2010-003618

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

1. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

2. NORTHWEST TRUSTEE SERVICES, LLC, LIMITED LIABILITY COMPANY

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. GUILD ADMINISTRATION CORPORATION
2. NIELSEN JR, JAMES A.
3. NIELSEN, CHRISTINA M.

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LOT 436 IN BLOCK 126 OF MILLS ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

☐ Assessor Tax # not yet assigned

3809 033AD 09900

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

WHEN RECORDED MAIL TO

GUILD ADMINISTRATION CORP.
P.O. BOX 85304
SAN DIEGO, CA. 92186

WSC034581V

701 1034581

NIELSEN JR, JAMES A MERS PHONE: 1-888-679-6377 MIN: 100019970110345817

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for Guild Mortgage Company, a California Corporation, beneficiary of the security instrument, its successors and assigns, dated MARCH 11, 2010 made by JAMES A NIELSEN JR AND CHRISTINA M NIELSEN, HUSBAND AND WIFE as Trustor, to NORTHWEST TRUSTEE SERVICES, LLC, LIMITED LIABILITY COMPANY as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for Guild Mortgage Company, a California Corporation, beneficiary of the security instrument, its successors and assigns, which Deed of Trust was recorded in KLAMATH COUNTY, OREGON, as Document No. 2010-003618 on MARCH 23, 2010 hereby substitutes GUILD ADMINISTRATION CORPORATION, a California Corporation, as Trustee in lieu of the above named Trustee under said deed of Trust. GUILD ADMINISTRATION CORPORATION hereby accepts said appointment as Trustee under said Deed of Trust and, as successor Trustee in Accordance with the provisions of said Deed of Trust does hereby reconvey to the PERSON OR PERSONS LEGALLY ENTITLED THERETO, but without warranty, all the estate, title and interest now held by it under said Deed of Trust.

IN WITNESS WHEREOF said duly authorized officers have executed this instrument this
JAN 08 2019.

Mortgage Electronic Registration Systems,
Inc. ("MERS"), as designated nominee for
Guild Mortgage Company, a California
Corporation, beneficiary of the security
instrument, its successors and assigns


Bernis Gonyea
Assistant Secretary

Guild Administration Corporation,
a California Corporation


Gail Windus
Assistant Secretary

WHEN RECORDED MAIL TO
GUILD ADMINISTRATION CORP.
P.O. BOX 85304
SAN DIEGO, CA. 92186

WSC034581V
701 1034581
NIELSEN JR, JAMES A

BENEFICIARY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

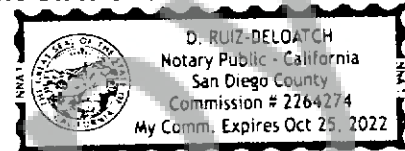
State of California)
County of San Diego)

On JAN 08 2019 before me, D. Ruiz-DeLoatch, Notary Public, personally appeared Bernis Gonyea, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature D. Ruiz-DeLoatch (Seal)
D. Ruiz-DeLoatch



TRUSTEE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On JAN 08 2019 before me, D. Ruiz-DeLoatch, Notary Public, personally appeared Gail Windus, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature D. Ruiz-DeLoatch (Seal)
D. Ruiz-DeLoatch

