

2019-008619

Klamath County, Oregon

07/30/2019 04:02:24 PM

Fee: \$102.00

When recorded return to:

CELINK

ATTN: LIEN RELEASE DEPT

PO BOX 40724

LANSING, MI 48901

Charles A. Brown & Associates, P.L.L.C. d/b/a DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described below. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described property herein assigned, transferred or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

CelinkMI/ROL

Loan #: 1261154



MIN: 100598600050024960

MERS Telephone No. 1-888-679-6377

6688506T

**STATE OF OREGON
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR OPEN MORTGAGE, LLC, its successors and assigns, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the current holder of the obligations secured by that certain Deed of Trust, described below does hereby substitute Kevin P Moran, Attorney at Law, whose address is 9057 Washington Avenue NW, Silverdale, WA 98383 as trustee in lieu of the named Trustee under said Deed of Trust. Kevin P. Moran hereby accepts said appointment as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said Owner and Holder, does hereby reconvey without warranty to the person(s) legally entitled thereto, all estate now held by it under said Deed of Trust.

Trustor:	William B Rutherford and Mary P Rutherford, as tenants by the entirety
Original Trustee:	Old Republic National Title Insurance Company -CA
Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OPEN MORTGAGE, LLC, its successors and assigns
Dated:	7/25/2016
Amount:	\$405,000.00
Recorded:	8/1/2016 in KLAMATH County, State of Oregon as Instrument or Auditor No. 2016-008142

DATE: 29th day of July, 2019

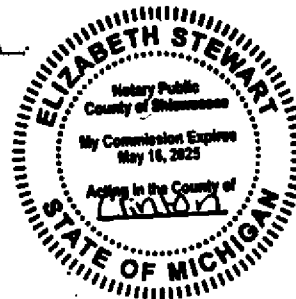
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR
OPEN MORTGAGE, LLC, its successors and assigns

BY: Amy McCain
NAME: AMY MCCAIN
TITLE: Assistant Vice President
STATE OF MICHIGAN

COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared Amy McCain the Assistant Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OPEN MORTGAGE, LLC, its successors and assigns, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this 29th day of July, 2019
Elizabeth Stewart
NOTARY PUBLIC, STATE OF MICHIGAN



KEVIN P. MORAN, ATTORNEY AT LAW

KEVIN P. MORAN, ATTORNEY AT LAW (SUCCESSOR TRUSTEE)

STATE OF WASHINGTON, COUNTY OF KITSAP

On this _____, before me, Jacob A. Hamm, a Notary Public qualified for said county, personally came Kevin P. Moran, known to me to be the identical person who executed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed for the uses and purposed therein mentioned.

Witness my hand and official seal.

Jacob A. Hamm, Notary Public In
and for the State of Washington
Commission Expires: 4/29/2021

Holder's Address: P.O. Box 2026, Flint, MI 48501-2026

Mortgage dated 7/25/2018 in the amount of \$405,000.00
Property Address: 6165 W Langell Valley Road, Bonanza, OR 97623

KEVIN P. MORAN, ATTORNEY AT LAW


KEVIN P. MORAN, ATTORNEY AT LAW (SUCCESSOR TRUSTEE)

STATE OF WASHINGTON, COUNTY OF KITSAP

On this 7/30/19, before me, Jacob A. Hamm, a Notary Public qualified for said county, personally came Kevin P. Moran, known to me to be the identical person who executed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal.


Jacob A. Hamm, Notary Public in
and for the State of Washington
Commission Expires: 4/29/2021

NOTARY PUBLIC
STATE OF WASHINGTON
JACOB A. HAMM
COMMISSION EXPIRES 04/29/2021
COMM LIC# 166000

Holder's Address: P.O. Box 2026, Flint, MI 48501-2026

Mortgage dated 7/25/2016 in the amount of \$405,000.00
Property Address: 6165 W Langel Valley Road, Bonanza, OR 97623

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

All that portion of the NW1/4 SE1/4 and S1/2 SE1/4 lying Northeasterly of the West Langell Valley Road in Section 22, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A portion of the NE1/4 SE1/4 of Section 22, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of said NE1/4 SE1/4; thence North 100 feet; thence East 100 feet; thence South 100 feet; thence West 100 feet to the point of beginning.