

2019-012693

Klamath County, Oregon



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10/30/2019 12:36:58 PM

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 # 2017-004531

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, INC.

Additional names on page \_\_\_\_ of document.

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

1. GUILD ADMINISTRATION CORPORATION
2. NELSON, SHAIN P

Additional names on page \_\_\_\_ of document.

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

**PARCEL 1: LOT 16 IN BLOCK 4 OF TRACT 1046 ROUND LAKE ESTATES, ON FILE IN THE OFFICE  
OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON. PARCEL 2: LOT 15 IN BLOCK 4 OF  
TRACT 1046 ROUND LAKE ESTATES, ON FILE IN THE OFFICE OF THE COUNTY CLERK,  
KLAMATH COUNTY, OREGON. ACCOUNT NO.: R494156.**

Additional legal is on page \_\_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number**

Assessor Tax # not yet assigned

**R494146**

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

LQN000415V

809 2000415

NELSON, SHAIN P MERS PHONE: 1-888-679-6377 MIN: 100019980920004157

**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 **APRIL 28, 2017** made by **SHAIN P NELSON** as Trustor, NORTHWEST TRUSTEE SERVICES, INC. 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. 2017-004531 on MAY 1, 2017** 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

10-29-19

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

  
Fidel Garza Jr.  
Assistant Secretary

Guild Administration Corporation,  
a California Corporation

  
Jessica Lam  
Assistant Secretary

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

LQN000415V  
809 2000415  
NELSON, SHAIN P

**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 10-29-19 before me, Scott M. Christensen, Notary Public, personally appeared Fidel Garza Jr., 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  (Seal)  
Scott M. Christensen



**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 10-29-19 before me, Scott M. Christensen, Notary Public, personally appeared Jessica Lam, 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  (Seal)  
Scott M. Christensen

