

2019-013972

Klamath County, Oregon



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12/02/2019 02:57:51 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 #2018-013258
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. CLEAR RECON CORP.

Additional names on page _____ of document.

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

1. GUILD ADMINISTRATION CORPORATION
2. COOPER, DWAYNE D.

Additional names on page _____ of document.

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

ALL THAT PART OF THE FRACTIONAL SW1/4 OF THE NW1/4 OF SECTION 19, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 30 FEET NORTH OF AND 30 FEET EAST OF THE SOUTHWEST CORNER OF THE SW1/4 OF THE NW1/4 SECTION 19, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH ALONG THE EAST LINE OF THE RIGHT OF WAY OF THE STATE HIGHWAY, 195 FEET; THENCE EAST 110 FEET TO A FENCE CORNER ON THE WEST SIDE OF AN IRRIGATION DITCH; THENCE SOUTHEASTERLY ALONG SAID FENCE ON THE WEST SIDE OF THE SAID DITCH, 224 FEET TO A FENCE CORNER IN THE NORTH LINE OF THE COUNTY ROAD ALONG THE SOUTH SIDE OF THE FRACTIONAL SW1/4 OF THEN NW1/4; THENCE WEST ALONG THE NORTH LINE OF THE ROAD 223 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ANY LAND THE GRANTOR MAY OWN BETWEEN THE AFORESAID TRACT AND THE DITCHES ALONG THE EAST AND NORTH SIDES THEREOF. LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH LIES WITHIN THE U.S.B.R. CANAL. ACCOUNT NO.: R598348

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number
R598348

☐ Assessor Tax # not yet assigned

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

HDB000102F

956 1000102

COOPER, DWAYNE D MERS PHONE: 1-888-679-6377 MIN: 100019995610001024

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 OCTOBER 25, 2018 made by DWAYNE D COOPER as Trustor, to CLEAR RECON CORP. 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. 2018-013258 on OCTOBER 30, 2018 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
NOV 26 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



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

HDB000102F
956 1000102
COOPER, DWAYNE D

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.

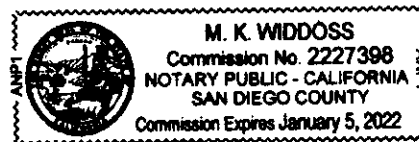
State of California)
County of San Diego)

On **NOV 26 2019** before me, M.K. Widdoss, 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)
M.K. Widdoss



TRUSTEE

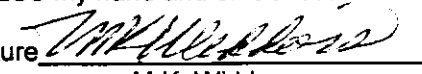
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On **NOV 26 2019** before me, M.K. Widdoss, 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)
M.K. Widdoss

