2020-000223

Klamath County, Oregon

01/07/2020 11:16:00 AM

Fee: \$92.00

Recording Requested By: LOANCARE, LLC

When Recorded Return To:

Release Department LOANCARE, LLC P.O. BOX 8068 Virginia Beach, VA 23450-4968

L725124T-E

## SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

LOANCARE, LLC #:0023462542 "SIMONTON" Lender ID:4EC/4013103178 Klamath, Oregon MIN #: 101282300000014224 SIS #: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR OREGON COMMUNITY CREDIT UNION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the present nominee for the Beneficiary of that certain Deed of Trust, Dated: 06/20/2017 made by SUSAN C. SIMONTON as the original Grantor(s), to AMERITITLE, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OREGON COMMUNITY CREDIT UNION., ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 06/23/2017 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2017-006898, in the official records of Klamath County, Oregon

Property Address: 138223 HILLCREST ST, GILCHRIST, OR 97737

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR OREGON COMMUNITY CREDIT UNION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS HEREBY SUBSTITUTES KEVIN P. MORAN, ATTORNEY AT LAW, Trustee in lieu of the above named Trustee under said Deed of Trust.

KEVIN P. MORAN, ATTORNEY AT LAW hereby accepts said appointments as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said present nominee for the Beneficiary and in accordance with the provisions of said Deed of Trust does hereby reconvey, without any covenant or warranty express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned under said Deed of Trust

IN WITNESS WHEREOF, the present nominee for the Beneficiary and KEVIN P. MORAN, ATTORNEY AT LAW have caused these presents to be executed by their duly authorized officers on the dates below written.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR OREGON

COMMUNITY CREDIT UNION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND

**ASSIGNS** 

On December 30th, 2019

DÁWN K GRÉENÉ-REID, Assistant

Secretary

By KEVIN P. MORAN, ATTORNEY AT LAW as Trustee

On December 30th, 2019

KEVIN P MORAN, ATTORNEY AT LAW

## SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE Page 2 of 2

COMMONWEALTH OF Virginia COUNTY OF Virginia Beach City

On December 30th, 2019, before me, CHANTEL ANN BARBER, a Notary Public in and for Virginia Beach City in the State of Virginia, personally appeared DAWN K GREENE-REID, Assistant Secretary, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITHESS my hand and official seal,

CHANTEL ANN BARBER

Notary Expires: 07/31/2022 #7779492

Chantel Ann Barber Notary Public Commonwealth of Virginia Registration No. 7779492 My Commission Expires July 31, 2022

(This area for notarial seal)

STATE OF Washington COUNTY OF Kitsap

On December 30th, 2019, before me, JACOB A. HAMM, a Notary Public in and for Kitsap in the State of Washington, personally appeared KEVIN P MORAN, ATTORNEY AT LAW, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

JACOB A: HAMM Notary Expires: 04/29/2021 #166000

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

(This area for notarial seal)