

**2020-000452**

**Klamath County, Oregon**

**01/13/2020 12:13:01 PM**

**Fee: \$92.00**

**WHEN RECORDED, MAIL TO:**  
**Wells Fargo Home Mortgage**  
**C/O Nationwide Title Clearing, Inc.**  
**2100 Alt. 19 North**  
**Palm Harbor, FL 34683**  
**Loan Number 0409192135**

**SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE**

MERS Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, Michigan, 48501-2026

WHEREAS, **TIMOTHY L PERKINS AND CASSANDRA N BEUMELER** whose address is 1243 MCCLELLAN DR KLAMATH FALLS, OR 97603-4139 was the original Trustor, **HARTFORD ESCROW, INC.** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** was the designated nominee of the original beneficiary under that certain Deed of Trust dated 11/29/2011 in **KLAMATH** County, **Oregon**, under **Recording # 2011-013450**, recorded on 12/05/2011.

Property is commonly known as: 1243 MCCLELLAN DRIVE, KLAMATH FALLS, OR 97603.

WHEREAS, the undersigned, acknowledging full payment of said Deed of Trust and debt, desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes **WELLS FARGO NATIONAL BANK WEST**, as Trustee under said Deed of Trust and directs said **WELLS FARGO NATIONAL BANK WEST** to reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Deed of Trust.

**Dated this 13th day of January in the year 2020**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**



**DANIELLE BURNS**

**VICE PRESIDENT**

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

**STATE OF FLORIDA COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 13th day of January in the year 2020, by Danielle Burns as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



**VICKY MCCOY**

**COMM EXPIRES: 12/18/2022**



**VICKY MCCOY**  
**NOTARY PUBLIC**  
**STATE OF FLORIDA**  
**COMM# GG285301**  
**EXPIRES: 12/18/2022**

**Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152**  
**WFHRC 410219178 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN**  
**100071200010238028 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI**  
**48501-2026 DOCR T132001-01:25:31 [C-2] ERCNOR1**

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\*D0045325656\*

Loan Number 0409192135


WELLS FARGO NATIONAL BANK WEST , hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request from the designated nominee of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

Dated this 13th day of January in the year 2020  
WELLS FARGO NATIONAL BANK WEST

  
KATELYNN DESROSIERS  
TITLE OFFICER

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 13th day of January in the year 2020, by Katelynn Desrosiers as Title Officer of WELLS FARGO NATIONAL BANK WEST, who, as such Title Officer being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
VICKY MCCOY  
COMM EXPIRES: 12/18/2022



VICKY MCCOY  
NOTARY PUBLIC  
STATE OF FLORIDA  
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