

2020-000584

Klamath County, Oregon



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01/15/2020 02:43:27 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 #2018-004203

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. MCGINNIS, JOSHUA S.
3. MCGINNIS, LELA

Additional names on page _____ of document.

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

A PARCEL OF LAND IN THE SW1/4 SW1/4 OF SECTION 22, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SW1/4SW1/4 SECTION 22, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, EXCEPTING THEREFROM: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 0 DEGREES 04 MINUTES EAST, ALONG THE WEST SECTION LINE 432.5 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES EAST, 448.70 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE U.S.B.R. A-3 LATERAL; THENCE SOUTH 20 DEGREES 24 MINUTES EAST, ALONG THE RIGHT-OF-WAY LINE OF THE A-3 LATERAL 479.60 FEET TO THE SOUTH LINE OF SECTION 22; THENCE NORTH 88 DEGREES 22 MINUTES WEST, ALONG THE SOUTH LINE OF SECTION 22, 607.45 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF THE SW1/4 SW1/4 SECTION 22, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 88 DEGREES 56 MINUTES EAST, ALONG THE NORTH LINE OF THE SW1/4 SW1/4 TO THE WESTERLY RIGHT-OF-WAY LINE OF THE U.S.B.R. WEED DRAIN; THENCE SOUTHERLY AND WESTERLY ALONG THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF THE WEED DRAIN TO ITS INTERSECTION WITH THE WEST LINE OF THE SW1/4 SW1/4; THENCE NORTH 0 DEGREES 04 MINUTES EAST, ALONG THE WEST LINE OF THE SW1/4 SW1/4 TO THE POINT OF BEGINNING. ACCOUNT NO.: R582195 AND M872233

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number**R582195 & M872233**☐ 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

HDB000057V

956 1000057

MCGINNIS, JOSHUA S MERS PHONE: 1-888-679-6377 MIN: 100019995610000570

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 3, 2018 made by JOSHUA S MCGINNIS AND LELA A MCGINNIS, AS TENANTS BY THE ENTIRETY as Trustor, to 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. 2018-004203 on APRIL 6, 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.

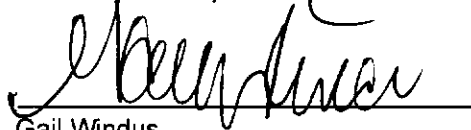
IN WITNESS WHEREOF said duly authorized officers have executed this instrument this
JAN 14 2020

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



Helen Soukthavone
Assistant Secretary

Guild Administration Corporation,
a California Corporation



Gail Windus
Assistant Secretary

WHEN RECORDED MAIL TO

GUILD ADMINISTRATION CORP.
P.O. BOX 85304
SAN DIEGO, CA. 92186

HDB000057V
956 1000057
MCGINNIS, JOSHUA S

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.

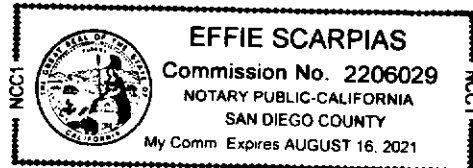
State of California)
County of San Diego)

On JAN 14 2020 before me, Effie Scarpias, Notary Public, personally appeared Helen Soukthavone, 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 [Signature] (Seal)
Effie Scarpias



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 JAN 14 2020 before me, Effie Scarpias, Notary Public, personally appeared Gail Windus, 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 [Signature] (Seal)
Effie Scarpias

