

2020-004969

Klamath County, Oregon



00258012202000049690010018

04/20/2020 09:37:37 AM

Fee: \$82.00

OREGON

RECORD 2ND

COUNTY OF KLAMATH

LOAN NO.: 9702644841



WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

DEED OF RECONVEYANCE

THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, as Trustee or Successor Trustee, under that certain Deed of Trust dated SEPTEMBER 05, 2016 executed by JOSEPH T RIKER, III, AND JOAN F RIKER TRUSTEES OF THE JOSEPH T. RIKER, III AND JOAN F. RIKER TRUST DATED JUNE 21, 2001 RESTATED ON MARCH 25, 2015, Trustor, to AMERITITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MORTGAGE CAPITAL ASSOCIATES, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on SEPTEMBER 9, 2016 as Instrument No. 2016-009607 in the Records of the County Clerk's Office in and for the County of KLAMATH, State of OREGON.

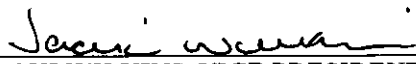
LEGAL DESCRIPTION: AS DESCRIBED IN SAID DEED OF TRUST

PROPERTY ADDRESS: 2075 CALHOUN STREET, KLAMATH FALLS, OR 97601

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MORTGAGE CAPITAL ASSOCIATES, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the Beneficiary under said Deed of Trust, a written request to reconvey, reciting that the obligation secured by said Deed of Trust has been fully paid and performed. NOW THEREFORE, the Undersigned does hereby grant, bargain, and convey said Deed of Trust, without any covenant or warranty, expressed or implied, to the person or persons legally entitled thereto, all the estate held by the Undersigned in and to said described premises by virtue of said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed this APRIL 10, 2020.

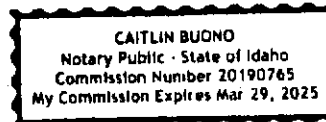
FIRST AMERICAN TITLE INSURANCE COMPANY


JACKI WILKINS, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On APRIL 10, 2020, before me, CAITLIN BUONO, personally appeared JACKI WILKINS known to me to be the VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


CAITLIN BUONO (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC



POD: 20200318

CF80501151M - LR - OR



Page 1 of 1



DOCUMENT 2 of 2

MIN: 100133010007579532
MERS PHONE: 1-888-679-6377