

2020-005014

Klamath County, Oregon

04/21/2020 08:12:44 AM

Fee: \$82.00

OREGON

RECORD 2ND

COUNTY OF KLAMATH

LOAN NO.: 0018055384



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 MAY 31, 2007 executed by JAMES S GARCIA AND MARY H GARCIA, HUSBAND AND WIFE, AS JOINT TENANTS, Trustor, to FIRST AMERICAN TITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR LYDIAN MORTGAGE, A DIVISION OF LYDIAN PRIVATE BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JUNE 5, 2007 as Instrument No. 2007-010089 in the Records of the County Clerk's Office in and for the County of KLAMATH, State of OREGON.

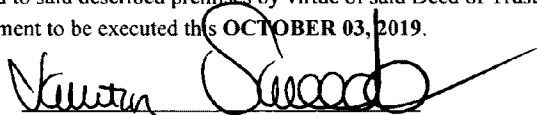
LEGAL DESCRIPTION: AS DESCRIBED IN SAID DEED OF TRUST

PROPERTY ADDRESS: 1274 WEST RIDGE ROAD, KLAMATH FALLS, OR 97601

WHEREAS, the Undersigned received from METLIFE SECURITIZATION TRUST 2017-1, WILMINGTON SAVINGS FUND SOCIETY, FSB AS INDENTURE TRUSTEE, 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 OCTOBER 03, 2019.

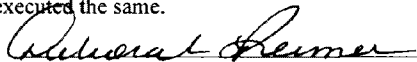
FIRST AMERICAN TITLE INSURANCE COMPANY


VALENTIN SALCEDO, ASSISTANT SECRETARY

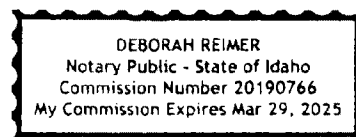
STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On OCTOBER 03, 2019, before me, DEBORAH REIMER, personally appeared VALENTIN SALCEDO known to me to be the ASSISTANT SECRETARY 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.



DEBORAH REIMER (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC



POD: 20190906

SP8100114IM - LR - OR



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