

2020-005240

Klamath County, Oregon

04/24/2020 11:00:05 AM

Fee: \$92.00

WHEN RECORDED, MAIL TO:  
JPMorgan Chase Bank, N.A.  
C/O Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683  
Loan Number 3004128128

### SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

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

WHEREAS, **DARRELL D TERRELL AND SHERI L TERRELL** whose address is 1844 ETNA ST KLAMATH FALLS , OR 97603-4816 was the original Trustor, **FIRST AMERICAN TITLE COMPANY** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GOLDEN EMPIRE MORTGAGE, INC. DBA NORTHWEST MORTGAGE ADVISORS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** was the designated nominee of the original beneficiary under that certain Deed of Trust dated 12/12/2011 in **KLAMATH** County, **Oregon**, under **Recording # 2011-013953**, recorded on 12/19/2011.

Property is commonly known as: 1844 ETNA STREET, 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 **J.P. MORGAN CHASE CUSTODY SERVICES INC., by NATIONWIDE TITLE CLEARING, INC., its Attorney-in Fact**, as Trustee under said Deed of Trust and directs said **J.P. MORGAN CHASE CUSTODY SERVICES INC., by NATIONWIDE TITLE CLEARING, INC., its Attorney-in Fact** to reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Deed of Trust.

Dated this 24th day of April in the year 2020

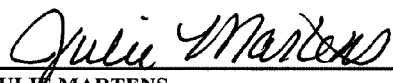
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GOLDEN EMPIRE MORTGAGE, INC. DBA NORTHWEST MORTGAGE ADVISORS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

  
\_\_\_\_\_  
**HOLLY HARDY**  
**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 [X] physical presence or [ ] online notarization on this 24th day of April in the year 2020, by Holly Hardy as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GOLDEN EMPIRE MORTGAGE, INC. DBA NORTHWEST MORTGAGE ADVISORS, 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.

  
\_\_\_\_\_  
**JULIE MARTENS**  
**COMM EXPIRES: 5/22/2022**



**JULIE MARTENS**  
Notary Public - State of Florida  
Commission # GG 221059  
My Comm. Expires May 22, 2022  
Bonded through National Notary Assn.

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
CHAS7 412243462 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100055511100690419 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T242004-09:18:48 [C-2] ERCNOR1

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\*D0049483709\*

Loan Number 3004128128

J.P. MORGAN CHASE CUSTODY SERVICES INC., by NATIONWIDE TITLE CLEARING, INC., its Attorney-in Fact , 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 24th day of April in the year 2020  
J.P. MORGAN CHASE CUSTODY SERVICES INC., by NATIONWIDE TITLE CLEARING, INC., its Attorney-in Fact

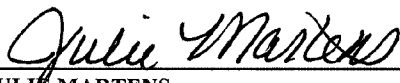


TRISTIN SMITH

VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 24th day of April in the year 2020, by Tristin Smith as VICE PRESIDENT of J.P. MORGAN CHASE CUSTODY SERVICES INC., by NATIONWIDE TITLE CLEARING, INC., its Attorney-in Fact, 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.



JULIE MARTENS

COMM EXPIRES: 5/22/2022



JULIE MARTENS  
Notary Public - State of Florida  
Commission # GG 221059  
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