

2020-005873

Klamath County, Oregon

05/11/2020 12:40:35 PM

Fee: \$97.00

Return Address:

Old Republic National Title Insurance Co.

2758 West 7800 South

West Jordan, UT 84088

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 #2019-008244

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. CLEAR RECON CORP.

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
2. NINO, WALTER G
3. MASSEY NINO, BARBARA L

Additional names on page _____ of document.

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

**LOT 4 AND THE E1/2 OF LOT 5 IN BLOCK 7, KLAMATH LAKE ADDITION, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH
COUNTY, OREGON. ACCOUNT NO.: R436406**

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

R436406

☐ 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:

OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY
2758 WEST 7800 SOUTH
WEST JORDAN, UT 84088

LQN001199F DG/FG

809 2001199

NINO, WALTER G

MERS PHONE: 1-888-679-6377

MIN: 100019980920011996

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 **JULY 19, 2019** made by **WALTER G NINO AND BARBARA L MASSEY NINO, AS TENANTS BY THE ENTIRETY** as Trustor, to CLEAR RECON CORP. 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. 2019-008244** on **JULY 22, 2019** hereby substitutes OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, as Trustee in lieu of the above named Trustee under said deed of Trust. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY 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
MAY 08 2020 and May 11, 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


Fidel Garza Jr.
Assistant Secretary

Old Republic National Title Insurance
Company


Jessica Bartlett
Assistant Vice President

WHEN RECORDED MAIL TO

OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY
2758 WEST 7800 SOUTH
WEST JORDAN, UT 84088

LQN001199F
809 2001199
NINO, WALTER G

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.

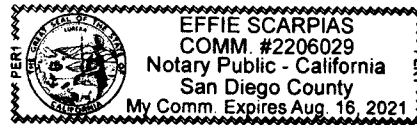
State of California)
County of San Diego)

On MAY 08 2020 before me, Effie Scarpas, Notary Public, personally appeared Fidel Garza Jr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 Scarpas



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 Utah)
County of Salt Lake)

On 5/11/2020 before me, Rana L. McMurtrey, Notary Public, personally appeared Jessica Bartlett, 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 Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)
Rana L. McMurtrey

