

2020-006305

Klamath County, Oregon

05/21/2020 09:05:50 AM

Fee: \$82.00

OREGON

RECORD 2ND

COUNTY OF KLAMATH

LOAN NO.: 9323053361



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 09, 2013** executed by **DENNIS L. HIGGINS AND SABRINA A. HIGGINS, HUSBAND AND WIFE**, Trustor, to **TICOR TITLE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **DESIGNATED NOMINEE FOR BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **JULY 24, 2013** as Instrument No. **2013-008394** 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: **5736 VALLEY VIEW LANE, KLAMATH FALLS, OR 97601**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **DESIGNATED NOMINEE FOR BROKER SOLUTIONS, INC. D/B/A NEW AMERICAN FUNDING, 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 **MAY 11, 2020**.

FIRST AMERICAN TITLE INSURANCE COMPANY



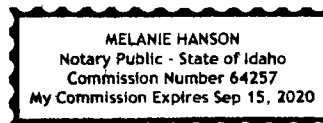
NATALIE FELT, VICE PRESIDENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **MAY 11, 2020**, before me, **MELANIE HANSON**, personally appeared **NATALIE FELT** 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.



MELANIE HANSON (COMMISSION EXP. 09/15/2020)
NOTARY PUBLIC



POD: 20200504

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MIN: 100376300023340134
MERS PHONE: 1-888-679-6377