

2020-006699

Klamath County, Oregon



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06/02/2020 10:18:54 AM

Fee: \$82.00

**OREGON**

**RECORD 2ND**

COUNTY OF KLAMATH

LOAN NO.: 0505112814



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 **JULY 29, 2019** executed by **JEDIDIAH L SOUTHWELL AND KATRINA C SOUTHWELL**, Trustor, to **AMERITITLE, INC**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **BCK CAPITAL INC**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **AUGUST 2, 2019** as Instrument No. **2019-008773** 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: **7705 LOST RIVER RD, KLAMATH FALLS, OREGON 97603**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **BCK CAPITAL 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 **MAY 15, 2020**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
**VALENTIN SALCEDO, VICE PRESIDENT**

STATE OF **IDAHO**

COUNTY OF **BONNEVILLE** ) ss.

On **MAY 15, 2020**, before me, **MELANIE HANSON**, personally appeared **VALENTIN SALCEDO** 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: 100052550511281478  
MERS PHONE: 1-888-679-6377