

2020-006948

Klamath County, Oregon

06/08/2020 08:12:29 AM

Fee: \$97.00

After recording return to:

Old Republic Title

P.O. Box 877

West Jordan, UT 84088-9998

Loan No: 4792003408

Request No: 000855

MERS MIN: 100019947920034088 MERS Phone: 888-679-MERS



APPOINTMENT OF TRUST DEED SUCCESSOR TRUSTEE AND DEED OF FULL RECONVEYANCE

Reference is made to that trust deed dated 12/05/2017, among Forest E. Allphin and Doris L. Allphin , grantor(s), Northwest Trustee Services, Inc., original trustee, and 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, beneficiary, which was recorded on 12/11/2017, as 2017-014049 in the official real property records of Klamath County, Oregon (the "Trust Deed").

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, current beneficiary under the Trust Deed, hereby appoints Old Republic National Title Insurance Company as the successor trustee under the Trust Deed.

The undersigned Successor Trustee under that certain Trust Deed described herein, together with all amendments and modifications thereto, conveying real property situated in Klamath County described herein, having received under said Trust Deed a written request to reconvey the interest provided by said deed, which request was approved by said grantor, does hereby reconvey, but without any covenant or warranty, express or implied, all the estate held by the undersigned, by virtue of the Trust Deed, in and to the property described as follows:

See Attached Exhibit A Parcel ID: R-2408-036DD-01200-000

IN WITNESS WHEREOF, the undersigned beneficiary has executed this Appointment of Trust Deed Successor Trustee as of 06/05/2020.

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

By: _____

Jessica Bartlett, Assistant Secretary

STATE OF Utah

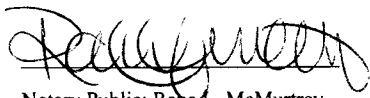
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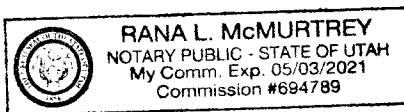
COUNTY OF Salt Lake

)

This record was acknowledged before me on 06/05/2020 by Jessica Bartlett as Assistant Secretary 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.



Notary Public: Rana L. McMurtrey
Commission Number: 694789
Commission Expires: 05/03/2021



IN WITNESS WHEREOF, the undersigned trustee has executed this Deed of Full Reconveyance as of 06/05/2020.

Old Republic National Title Insurance Company

By: _____

Jessica Bartlett, Assistant Vice President

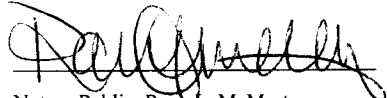
STATE OF Utah

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COUNTY OF Salt Lake)

This record was acknowledged before me on 06/05/2020 by Jessica Bartlett as Assistant Vice President of Old Republic National Title Insurance Company.



Notary Public: Rana L. McMurtrey
Commission Number: 694789
Commission Expires: 05/03/2021

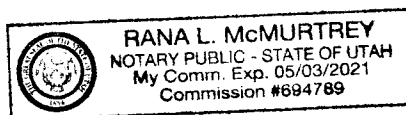


Exhibit "A"

A PORTION OF LOT 1, BLOCK 1, PINNEY'S ACRES, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 40 DEGREES 38' 35" EAST, 311.99 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89 DEGREES 21' 15" EAST, 107.50 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 00 DEGREES 38' 45" WEST, 288.78 FEET TO AN IRON ROD ON THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 17' 00" WEST, ALONG THE SOUTH LINE OF SAID LOT, 308.03 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ACCESS EASEMENT AS CONTAINED IN WARRANTY DEED, DATED JANUARY 6, 1981, RECORDED JANUARY 12, 1981, IN VOLUME M81 PAGE 476, DEED RECORDS OF KLAMATH COUNTY, OREGON, AS FOLLOWS: A 30 FOOT WIDE STRIP OF LAND FOR ACCESS LYING ADJACENT TO AND EASTERLY FROM THE WEST LINE OF THE ABOVE DESCRIBED PARCEL BOUND ON THE NORTH AND SOUTH BY THE RESPECTIVE NORTH AND SOUTH PROPERTY LINES OF SAID PARCEL.

which currently has the address of 115 PINNEY ST

CRESCENT
[City]

[Street]

, Oregon 97733

[Zip Code]

("Property Address"):