


2020-010223
Klamath County, Oregon
08/17/2020 08:35:52 AM
Fee: \$92.00

Recording Requested By:
UMPQUA BANK
Prepared By: **JESSICA LYKINS**
Assistant Secretary
855-369-2410
When recorded mail to:
CoreLogic
P.O. Box 9232
Coppell, TX 75019

Case Nbr: **38289664**
Ref Number: **1428656217**
Tax ID: **R588162**
8/19/2020
Property Address:
10840 HIGHWAY 39
KLAMATH FALLS, OR 97603-0000

OR0M-R-ST38289664 E 8/14/2020 LRP001

This space for Recorder's use

MIN #: 100205010001521772 MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is **P.O. Box 2026, Flint, MI 48501-2026, AS DESIGNATED NOMINEE FOR GOLF SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, the present beneficiary for the Deed of Trust described below, does hereby substitute **Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation** as Trustee under said Deed of Trust in place of **FIRST AMERICAN TITLE OF KLAMATH FALLS**.

Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation, whose address is 293 East 1700 North, Mapleton, UT 84664, the present trustee for the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest conferred to said Trustee by the Deed of Trust described below:

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GOLF SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**
Original Trustor(s): **LINDA A SEATER AND JAMES L SEATER, WIFE AND HUSBAND**
Original Trustee: **FIRST AMERICAN TITLE OF KLAMATH FALLS**
Date of Deed of Trust: **9/2/2010** Original Loan Amount: **\$125,000.00**
Recorded in **Klamath County, OR** on: **9/13/2010**, instrument number **2010-010832**, book **N/A** and page **N/A**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **8/14/2020**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GOLF SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS **Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation**


By: 
RATANAPHONE VILAYLEUTH, Vice President

By: 
Tina Kaye Sandor-Provencher, Authorized Signor

State of **TX**, County of **Dallas**

On **8/14/2020**, before me, **AUDREY TRUMBLE**, a Notary Public, personally appeared **RATANAPHONE VILAYLEUTH, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GOLF SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **Tina Kaye Sandor-Provencher, Authorized Signor of Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation** personally known to me to be the person(s) whose name(s) is/are subscribed to the within document 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 document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Notary Public: **AUDREY TRUMBLE**
My Commission Expires : **3/30/2021**

