

RECORDING REQUESTED BY:
412-893-2358
750 Highway 121 Bypass
Lewisville TX 75067

2020-013079
Klamath County, Oregon
10/13/2020 08:14:00 AM
Fee: \$92.00

WHEN RECORDED MAIL TO

Title365
Tom Boutris
750 Highway 121 Bypass
Coppell TX 75019
Loan #: SC2410-20002243/402808
MIN: 100073500011935250
MERS Phone #: (888) 679-6377

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, Donald J. Miller, a married man, as his sole and separate property, the original Trustor and Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Central Pacific Mortgage Company, its successors and assigns, the original beneficiary, under that certain Deed of Trust dated 12/28/2006, and recorded 01/04/2007 as Instrument or Document No. 2007-000171, of Official Records of the County of Klamath, State of Oregon.

WHEREAS, the undersigned, as the present Beneficiary(s) under said Deed of Trust desires to substitute a new Trustee under said Deed of Trust in place and stead of Amerititle, now therefore, the undersigned hereby substitutes Veripro as Trustee under said Deed of Trust, and does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the Estate now held by Trustee under said Deed of Trust.


Loan Amount: \$92,000.00
Property Address: 4011 Blue Sage Lane Klamath Falls, OR 97603
Legal: See Exhibit A.

Date: OCT 08 2020

Current Beneficiary:
Nationstar Mortgage, LLC d/b/a
Mr.Cooper, 8950 Cypress Waters Blvd.
Coppell, TX 75019
By:


Name: Gary Davenport
Title: Vice President

New Trustee:
Veripro
By:


Name: Phillip Livingston
Title: Vice President

STATE OF Texas } s.s.
COUNTY OF Denton }

On OCT 08 2020, before me, Richard Joshua Hipo, Notary Public, personally appeared Gary Davenport, Vice President of Nationstar Mortgage, LLC d/b/a Mr.Cooper, 8950 Cypress Waters Blvd. Coppell, TX 75019 and Phillip Livingston, Vice President of Veripro, personally known to me (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity (ies), and that by her/his/their signature(s) on the instrument 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: Richard Joshua Hipo
My Commission Expires: 03/04/2022
Commission #: 128195184



Drafted By: TITLE365

Exhibit A

A parcel of land situated in the SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Southwest corner of the W1/2 E1/2 NE1/4 SW1/4 of Section 9; thence North 0° 14' 19" East, 446.60 feet to a 1/2 inch iron pin; thence North 0° 10' 38" East 273.23 feet to a 1/2 inch iron pin; thence South 89° 27' 29" East, 328.50 feet to a 1/2 inch iron pin on the East line of said W1/2 E1/2 NE1/4 SW1/4; thence South 0° 6' 40" West along said East line W1/2 E1/2 NE1/4 SW1/4, 717.87 feet to a 1/2 inch iron pin marking the Southeast corner of said W1/2 E1/2 NE1/4 SW1/4; thence North 89° 48' West along the South line of said NE1/4 SW1/4, 329.80 feet to the point of beginning.

TOGETHER WITH an easement for roadway purposes 30.00 feet in width across the Westerly portion of the W1/2 E1/2 NE1/4 SW1/4 of said Section 9, being adjacent to and Easterly of the West line thereof and beginning at the North line of said W1/2 E1/2 NE1/4 SW1/4 and terminating at the North line of the above described parcel, as more fully described in Book M76 at Page 8962.

ALSO TOGETHER WITH an easement for power line maintenance 20.00 feet in width across the Southerly portion of the E1/2 E1/2 NE1/4 SW1/4, being adjacent to and Northerly of the South line thereof; said easement beginning at the Westerly right of way line of Pine Grove Road, a county road, and terminating at the East line of the above described parcel.

TOGETHER WITH Easements for Public Roadway as more fully described in Books M65, Page 3579; M68, Page 150; M68, Page 151; M68, Page 152; M68, Page 153; M72, Page 4840; and M76 at Page 8958.