

2020-013901

Klamath County, Oregon



00268092202000139010010012

OREGON

RECORD 2ND

10/27/2020 04:59:05 PM

Fee: \$82.00

COUNTY OF KLAMATH
LOAN NO.: 0579846694



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 **AUGUST 16, 1996** executed by **JOHN O. BREEDEN AND LINDA F. BREEDEN, AS TENANTS BY THE ENTIRETY**, Trustor, to **ASPEN TITLE AND ESCROW**, Original Trustee, for the benefit of **WASHINGTON MUTUAL BANK**, Original Beneficiary, and recorded on **AUGUST 16, 1996** as Instrument No. **23354** in Book **96** at Page **25413** in the Records of the County Clerk's Office in and for the County of **KLAMATH**, State of **OREGON**.

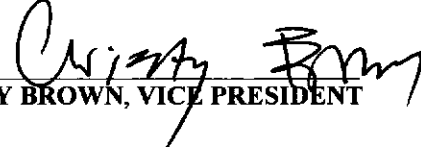
LEGAL DESCRIPTION: **AS DESCRIBED IN SAID DEED OF TRUST**

PROPERTY ADDRESS: **2245 LAUREL ST, KLAMATH FALLS, OR 97601**

WHEREAS, the Undersigned received from **NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING AS SERVICING AGENT FOR WASHINGTON MUTUAL BANK**, 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 **OCTOBER 21, 2020**.

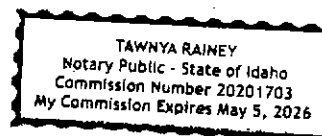
FIRST AMERICAN TITLE INSURANCE COMPANY


CHRISTY BROWN, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **OCTOBER 21, 2020**, before me, **TAWNIA RAINEY**, personally appeared **CHRISTY BROWN** 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.


TAWNIA RAINEY (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC



POD: 20200929

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