2020-014244

Klamath County, Oregon

11/04/2020 08:09:01 AM

Fee: \$92.00

Recording Requested By: **REGIONS BANK**

When Recorded Return To:

AMY MORRIS REGIONS BANK P O BOX 18001 **5214 LINCOLN RD EXT** HATTIESBURG, MS 39404-8001

SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

REGIONS BANK #:0001898112789 "GATES" Lender |D:316/002/4015134962 Klamath, Oregon PIF: 10/09/2020 MIN #: 100656400010292909 SIS #: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC is the present beneficiary of that certain Deed of Trust, Dated: 06/08/2018 made by AARON D GATES AND CATHERINE BEAMAN GATES, HUSBAND AND WIFE as the original Grantor(s), to AMERITITLE, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR AXIA FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 06/08/2018 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2018-006981, in the official records of Klamath County, Oregon

Property Address: 5418 BENCHWOOD AVENUE, KLAMATH FALLS, OR 97603

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC HEREBY SUBSTITUTES FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee in lieu of the above named Trustee under said Deed of Trust.

FIRST AMERICAN TITLE INSURANCE COMPANY hereby accepts said appointments as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said present Beneficiary and in accordance with the provisions of said Deed of Trust does hereby reconvey, without any covenant or warranty express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned under said Deed of Trust

IN WITNESS WHEREOF, the present beneficiary and FIRST AMERICAN TITLE INSURANCE COMPANY have caused these presents to be executed by their duly authorized officers on the dates below written

MORTGAGE ELECTRONIC REGISTRATION

SYSTEMS INC

On October 29th, 2020

DENISE MCLAURIN, Assistant

Vice-President

By FIRST AMERICAN TITLE INSURANCE

COMPAN On

STATE OF Mississippi

COUNTY OF Lamar

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29th day of October, 2020, within my jurisdiction, the within named DENISE MCLAURIN, who acknowledged that (he)(she) is Assistant Vice-President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, a corporation, and that for and on behalf of the said corporation, and its act and deed (he) (she) executed the above and foregoing instrument after first having been duly authorized by said corporation so to do.

Bv

WITNESS my hand and official seal.

AMY MORRIS (

Notary Expires: 07/18/2023 #138190

OF MISSISSI MORP'S ID No. 138190 Com. Exp. DIARY PUBL PEST COUNT

(This area for notarial seal)

STATE OF UT COUNTY OF Salf date

On We before me, the State of , personally appeared the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature 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,

WITNESS my hand and official seal,

Parker Elizabeth Callahan Notany Public. - start or urall by Commission #714814

Commission #714814

(This area for notarial seal)