

2020-014395

Klamath County, Oregon



00268625202000143950010012

11/05/2020 11:02:46 AM

Fee: \$82.00

OREGON**RECORD 2ND**

COUNTY OF KLAMATH

LOAN NO.: 0440540508



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 31, 2017 executed by MATTHEW GUNN AND ERIN GUNN, AS TENANTS BY THE ENTIRETY, Trustor, to AMERITITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on AUGUST 31, 2017 as Instrument No. 2017-009863 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: 10682 MCGUIRE AVE, KLAMATH FALLS, OR 97603

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, 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 27, 2020.

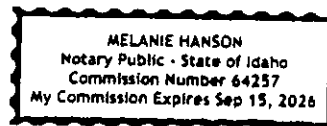
FIRST AMERICAN TITLE INSURANCE COMPANY

DEBORAH REIMER, VICE PRESIDENT

STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On OCTOBER 27, 2020, before me, MELANIE HANSON, personally appeared DEBORAH REIMER 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.

MELANIE HANSON (COMMISSION EXP. 09/15/2026)
NOTARY PUBLIC

POD: 20201015

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MIN: 100045810001970943

MERS PHONE: 1-888-679-6377