

2020-015303

Klamath County, Oregon

11/23/2020 02:56:01 PM

Fee: \$92.00

WHEN RECORDED, MAIL TO:
Wells Fargo Home Mortgage
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palm Harbor, FL 34683
Loan Number 0381477926

SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

MERS Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, Michigan, 48501-2026

WHEREAS, **GARY WAGNER AND CALINA POWERS** whose address is 7419 GOLDEN TRL KLAMATH FALLS, OR 97603-6996 was the original Trustor, **FIRST AMERICAN TITLE INSURANCE** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR STEARNS LENDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** was the designated nominee of the original beneficiary under that certain Deed of Trust dated 10/25/2011 in **KLAMATH** County, **Oregon**, under **Recording # 2011-012150**, recorded on 10/28/2011.

Property is commonly known as: 7419 GOLDEN TRAIL, KLAMATH FALLS, OR 97603.

WHEREAS, the undersigned, acknowledging full payment of said Deed of Trust and debt, desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes **WELLS FARGO NATIONAL BANK WEST**, as Trustee under said Deed of Trust and directs said **WELLS FARGO NATIONAL BANK WEST** to reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Deed of Trust.

Dated this 23rd day of November in the year 2020

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STEARNS LENDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS



TALIA QIAO

VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 23rd day of November in the year 2020, by Talia Qiao as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STEARNS LENDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



VALERA KRISTOF

COMM EXPIRES: 09/19/23



VALERA KRISTOF
NOTARY PUBLIC
STATE OF FLORIDA
COMM# GG 914976
EXPIRES: 09/19/2023

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
WFHRC 418258618 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
100183300001610493 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T232011-12:22:11 [C-2] ERCNOR1

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D0064268691

Loan Number 0381477926

WELLS FARGO NATIONAL BANK WEST , hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request from the designated nominee of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

Dated this 23rd day of November in the year 2020
WELLS FARGO NATIONAL BANK WEST



MELISSA DENNEY
TITLE OFFICER

STATE OF FLORIDA COUNTY OF PINELLAS
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 23rd day of November in the year 2020, by Melissa Denney as Title Officer of WELLS FARGO NATIONAL BANK WEST, who, as such Title Officer being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



VALERA KRISTOF
COMM EXPIRES: 09/19/23

 VALERA KRISTOF
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STATE OF FLORIDA
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