

Recording Requested By:
UMPQUA BANK
Prepared By: **TINA K SANDOR-
PROVENCHER**
855-369-2411
When recorded mail to:
CoreLogic
P.O. Box 9232
Coppell, TX 75019



Case Nbr: **38730900**
Ref Number: **68612998**
Tax ID: **R411815**
1/10/2021
Property Address:
701 Jefferson St
Klamath Falls, OR 97601-2927

OR0-R-ST38730900 E 12/18/2020 LRP001

2020-016527
Klamath County, Oregon
12/18/2020 12:41:02 PM
Fee: \$87.00

This space for Recorder's use

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

UMPQUA BANK, whose address is **6601 SW CARDINAL LANE, SUITE 300 TIGARD, OR 97224**, the present beneficiary for the Deed of Trust described below, does hereby substitute **Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation** as Trustee under said Deed of Trust in place of **ASPEN TITLE AND ESCROW, INC.**

Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation, whose address is 293 East 1700 North, Mapleton, UT 84664, the present trustee for the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest conferred to said Trustee by the Deed of Trust described below:

Original Beneficiary: **UMPQUA BANK**
Original Trustor(s): **SEAN W. ST.CLAIR AND ZAUHNA D. ST.CLAIR**
Original Trustee: **ASPEN TITLE AND ESCROW, INC**
Date of Deed of Trust: **8/2/2004** Original Loan Amount: **\$119,310.00**

Recorded in **Klamath County, OR** on: **8/19/2004**, instrument number **N/A**, book **M04** and page **54872**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **12/18/2020**

UMPQUA BANK

**Nationwide Escrow Services, Inc., an Oregon Domestic
Business Corporation**

By: 
AUDREY B TRUMBLE, Vice President
State of **TX**, County of **Dallas**

By: 
Naima Smair, Authorized Signor

On **12/18/2020**, before me, **Jessica Lynn Lykins**, a Notary Public, personally appeared **AUDREY B TRUMBLE, Vice President** of **UMPQUA BANK** and **Naima Smair, Authorized Signor** of **Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation** personally known to me to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they of his/her/their free act and deed executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document 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: **Jessica Lynn Lykins**
My Commission Expires : **11/15/2022**

