

2020-016836

Klamath County, Oregon

12/24/2020 08:52:02 AM

Fee: \$82.00

OREGON

RECORD 2ND

COUNTY OF KLAMATH

LOAN NO.: 0005109655



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 **MARCH 26, 2020** executed by **CAROL MOCABEE**, Trustor, to **OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **LOW VA RATES, LLC**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **MARCH 31, 2020** as Instrument No. **2020-003832** 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: **5640 BARTLETT AVE, KLAMATH FALLS, OR 97603**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **LOW VA RATES, LLC**, 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 **DECEMBER 22, 2020**.

FIRST AMERICAN TITLE INSURANCE COMPANY


TAYLOR KILLIAN, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **DECEMBER 22, 2020**, before me, **ELIZABETH C. SMITH**, personally appeared **TAYLOR KILLIAN** 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.


ELIZABETH C. SMITH (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC

ELIZABETH C. SMITH
Notary Public - State of Idaho
Commission Number 20201337
My Commission Expires May 5, 2026

POD: 20201204

VC8040119IM - LR - OR



Page 1 of 1



Document 2 of 2

MIN: 101250200000812502
MERS PHONE: 1-888-679-6377