2021-000010

Klamath County, Oregon

01/04/2021 10:36:01 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 #:0001898119293 "VICKERY" Lender ID:307/779/0418746168 Klamath, Oregon PIF:

MIN #: 100656400010165055 SIS #: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC is the present beneficiary of that certain Deed of Trust, Dated: 07/03/2017 made by TYLER T VICKERY AND BRIDIE B VICKERY, AS TENANTS BY THE ENTIRETY as the original Grantor(s), to AMERITITLE, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 07/10/2017 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2017-007666, in the official records of Klamath County, Oregon

Property Address: 5601 KELLAL LANE, 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 December 29th, 2020

MI CRYSTAL TURNER, Assistant

Vice-President

By FIRST AMERICAN TITLE INSURANCE

Γrųstee

STATE OF Mississippi COUNTY OF Lamar

Wh

Personally appeared before me, the undersigned authority in and for the said county and state, on this 29th day of December, 2020, within my jurisdiction, the within named CRYSTAL TURNER, 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.

WITNESS my hand and official seal,

SHELBY LOTE Notary Expires: 09/23/2024 #239587

mminimin, · SKELBY ID No. 239587 Com Exn 09-23-2024 OXARY PUBL MAR COUN

(This area for notarial seal)

On 1410 , before me, Danker E Callahan , a Notary Public in and for in the State of , personally appeared 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,

Parker Elizabeth Callahan NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 10/05/2024 Commission #714514

Notary Expires: 19/05/2024

(This area for notarial seal)