2021-000415

Klamath County, Oregon

01/11/2021 11:41:01 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 #:0001898119686 "SNODGRAS" Lender ID:307/779/0496354647 Klamath, Oregon PIF: 12/15/2020

MIN #: 100656400010217161 SIS #: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC is the present beneficiary of that certain Deed of Trust, Dated: 04/06/2018 made by NISEL LOPEZ SNODGRASS, UNMARRIED WOMAN 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 04/13/2018 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2018-004502, in the official records of Klamath County,

Property Address: 2610 RECLAMATION AVE, 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 January 5th 2021

DENISE MCLAURIN, Assistant

Vice-President

By FIRST AMERICAN TITLE INSURANCE

COMPANY as Trustee

STATE OF Mississippi COUNTY OF Lamar

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5th day of January, 2021, within my jurisdiction, the within named DENISE MCLAURIN, 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.

AMY MORRIS

Notary Expires: 07/18/2023 #138190

OF MISSISSING MORP'S ID No. 138190 07-18-2023 10/ARY PUBLIC OPREST COUNTY

(This area for notarial seal)

SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE Page 2 of 2

his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.		erson(s) whose name(s) is/a d the same in his/her/their a	/are subscribed to the within instrument a authorized capacity, and that by	in e o and
WITNESS my hand and official seal, Parker Elizabeth Callahan NOTARY PUBLIC - STATE	IESS my hand and official seal,		Parker Elizabeth Callahan	
Notary Public - State of Utah My Comm. Exp. 10/05/2024 Commission #714514 (This area for notarial see	PAYLEN E (allahan ry Expires:10/05/24		My Comm. Exp. 10/05/2024 Commission #714514	

(This area for notarial seal)