

2021-000893

Klamath County, Oregon



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01/20/2021 08:35:00 AM

Fee: \$82.00

OREGON

RECORD 2ND

COUNTY OF KLAMATH

LOAN NO.: 0505297207



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 APRIL 29, 2020 executed by RICHARD T BEARD AND SHIELA E BEARD, Trustor, to AMERITITLE, INC, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BCK CAPITAL INC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on APRIL 29, 2020 as Instrument No. 2020-005438 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: 3612 RIO VISTA WAY, KLAMATH FALLS, OR 97603

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BCK CAPITAL INC, 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 JANUARY 07, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY

  
CHRISTY BROWN, VICE PRESIDENT

STATE OF IDAHO

COUNTY OF BONNEVILLE ) ss.

On JANUARY 07, 2021, before me, LISA M. CARTER, personally appeared CHRISTY BROWN 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.

  
LISA M. CARTER (COMMISSION EXP. 09/28/2024)  
NOTARY PUBLIC

LISA M. CARTER  
Notary Public - State of Idaho  
Commission Number 20181905  
My Commission Expires Sep 28, 2024

POD: 20201231

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MIN: 100052550529720715  
MERS PHONE: 1-888-679-6377