

2021-000939  
Klamath County, Oregon  
01/21/2021 08:16:01 AM  
Fee: \$92.00

Recording Requested By:  
**UMPQUA BANK**  
Prepared By: **RATANAPHONE**  
**VILAYLEUTH**  
Assistant Secretary  
**855-369-2410**  
When recorded mail to:  
**CoreLogic**  
**P.O. Box 9232**  
**Coppell, TX 75019**



Case Nbr: **38701961**  
Ref Number: **8501154143**  
Tax ID: **R214208**  
**12/30/2020**  
Property Address:  
**1935 SARGENT AVE**  
**KLAMATH FALLS, OR 97601**

OR0M-R~ST38701961 E 1/20/2021 LRP001

This space for Recorder's use

MIN #: 100045810000140845 MERS Phone #: 888-679-6377

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, whose address is **P.O. Box 2026, Flint, MI 48501-2026**, AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, 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 **FIRST AMERICAN TITLE COMPANY OF OREGON**.


**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: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**  
Original Trustor(s): **KEVIN D KROEKER AND RUTH KROEKER, HUSBAND AND WIFE**  
Original Trustee: **FIRST AMERICAN TITLE COMPANY OF OREGON**  
Date of Deed of Trust: **11/6/2012** Original Loan Amount: **\$147,670.00**  
Recorded in **Klamath County, OR** on: **11/13/2012**, instrument number **2012-012573**, book **N/A** and page **N/A**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on 1/20/2021

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. ("MERS"),  
AS DESIGNATED NOMINEE FOR UMPQUA  
BANK, BENEFICIARY OF THE SECURITY  
INSTRUMENT, ITS SUCCESSORS AND  
ASSIGNS**

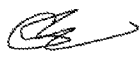
**Nationwide Escrow Services, Inc., an Oregon Domestic  
Business Corporation**

By:   
**JESSICA DELPIT, Vice President**  
State of TX, County of Dallas

By:   
**Naima Smair, Authorized Signor**

On 1/20/2021, before me, **Audrey Trumble**, a Notary Public, personally appeared **JESSICA DELPIT, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** 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 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: **Audrey Trumble**  
My Commission Expires : **3/30/2021**

