

2021-000965

Klamath County, Oregon



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Fee: \$82.00

OREGON

COUNTY OF KLAMATH

LOAN NO.: 0579320187



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**, the Trustee, under that certain Deed of Trust dated **AUGUST 23, 2007** executed by **RON I. WAGGONER AND SONYA M. WAGGONER AS TENANTS BY THE ENTIRETY**, Trustor, to **FIRST AMERICAN TITLE**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **AUGUST 27, 2007** as Instrument No. **2007-015137** 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: **1427 & 1429 OREGON AVENUE, KLAMATH FALLS, OR 97601**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS, 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 12, 2021**.

FIRST AMERICAN TITLE INSURANCE COMPANY

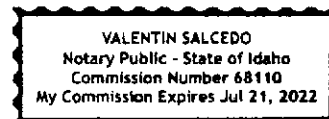

CAITLIN BUONO, VICE PRESIDENT

STATE OF **IDAHO**

COUNTY OF **BONNEVILLE**) ss.

On **JANUARY 12, 2021**, before me, **VALENTIN SALCEDO**, personally appeared **CAITLIN BUONO** 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.


VALENTIN SALCEDO (COMMISSION EXP. 07/21/2022)
NOTARY PUBLIC



POD: 20210105

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MERS PHONE: 1-888-679-6377