

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



Case Nbr: **38804299**  
Ref Number: **8501391299**  
Tax ID: **892796**  
**2/11/2021**

Property Address:  
**APN R892796 BALSAM DR**  
**KLAMATH FALLS, OR 97601**

OR0-R-ST38804299 E 1/26/2021 LRP001

**2021-001209**  
**Klamath County, Oregon**  
**01/26/2021 02:17:01 PM**  
**Fee: \$87.00**

This space for Recorder's use

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

**UMPQUA BANK**, whose address is **6601 SW CARDINAL LANE, SUITE 300 TIGARD, OR 97224**, 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 **AMERITITLE**.

**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: **UMPQUA BANK**  
Original Trustor(s): **JOSHUA R FUHRER**  
Original Trustee: **AMERITITLE**  
Date of Deed of Trust: **1/25/2019** Original Loan Amount: **\$249,370.00**

Recorded in **Klamath County, OR** on: **1/25/2019**, instrument number **2019-000755**, 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 **1/26/2021**

**UMPQUA BANK**

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

By:   
**TINA K SANDOR-PROVENCHER, Vice President**

State of **TX**, County of **Dallas**

By:   
**Audrey B Trumble, Authorized Signor**

On **1/26/2021**, before me, **Jessica Lynn Lykins**, a Notary Public, personally appeared **TINA K SANDOR-PROVENCHER, Vice President of UMPQUA BANK** and **Audrey B Trumble, 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 of his/her/their free act and deed 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: **Jessica Lynn Lykins**  
My Commission Expires : **11/15/2022**

