2021-002148

Klamath County, Oregon

02/11/2021 12:36:01 PM

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 #:0001898112034 "TINNISWOOD" Lender ID:316/002/4013397459 Klamath, Oregon PIF: 12/22/2020

MIN #: 100656400010170709 SIS #: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC is the present beneficiary of that certain Deed of Trust, Dated: 08/11/2017 made by WILLIAM TINNISWOOD AND CRYSTAL MCMAHON, HUSBAND AND WIFE as the original Grantor(s), to AMERITITLE, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR AXIA FINANCIAL, LLC, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 08/14/2017 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2017-009150, in the official records of Klamath County, Oregon

Property Address: 38012 MODOC PT RD, CHILOQUIN, OR 97624

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 February 8th, 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 8th day of February, 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 MISSISSIFIEM

OF MISSISSIFIEM

ID No.

138190

Com. Exp.

07-18-2023

OTARY PUBLICATION

FEST COUNTING

MEST COUNTING

MEST

(This area for notarial seal)

## SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE Page 2 of 2

STATE OF UT COUNTY OF Salt Lake			
On _2/1/12/ , before me, _	Parker E	Callahan	, a Notary Public in and for in
the State of , personally appeared	Lon Whitel	persor	nally known to me (or proved to me or
the basis of satisfactory evidence) to	be the person(s) who	ose name(s) is/are su	bscribed to the within instrument and
acknowledged to me that he/she/the	y executed the same	in his/her/their authoi	rized capacity, and that by
his/her/their signature on the instrum	ent the person(s), or	the entity upon behal	f of which the person(s) acted
executed the instrument.	,(-),		, and person(e) dotted;

WITNESS my hand and official seal,

Parker Elizabeth Callahan NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 10/05/2024 Commission #714514

Payker E Cal Notary Expires: 10/05/14

(This area for notarial seal)