

**2021-002355**

**Klamath County, Oregon**

**02/17/2021 08:14:01 AM**

**Fee: \$92.00**

**WHEN RECORDED, MAIL TO:**  
**Wells Fargo Home Mortgage**  
**C/O Nationwide Title Clearing, Inc.**  
**2100 Alt. 19 North**  
**Palm Harbor, FL 34683**  
**Loan Number 0195186176**

**SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE**

MERS Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, Michigan, 48501-2026

WHEREAS, **ROBERT R DUTTON** whose address is 5202 COTTAGE AVENUE KLAMATH FALLS, OR 97603 was the original Trustor, **ASPEN TITLE AND ESCROW, INC.** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** was the designated nominee of the original beneficiary under that certain Deed of Trust dated 09/13/2004 in **KLAMATH** County, **Oregon**, under **Vol M04 and Page 62733**, recorded on 09/20/2004.

Property is commonly known as: 5202 COTTAGE AVENUE, KLAMATH FALLS, OR 97603.

WHEREAS, the undersigned, acknowledging full payment of said Deed of Trust and debt, desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes **WELLS FARGO NATIONAL BANK WEST**, as Trustee under said Deed of Trust and directs said **WELLS FARGO NATIONAL BANK WEST** to reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Deed of Trust.

**Dated this 16th day of February in the year 2021**


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

  
**JEANETTE ROIKES**  
**VICE PRESIDENT**

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 16th day of February in the year 2021, by Jeanette Roikes as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
**VALERA KRISTOF**  
**COMM EXPIRES: 09/19/23**



**VALERA KRISTOF**  
**NOTARY PUBLIC**  
**STATE OF FLORIDA**  
**COMM# GG 914976**  
**EXPIRES: 09/19/2023**

**Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152**  
WFHRC 421019180 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100045800001075561 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T162102-12:23:09 [C-2] ERCNOR1

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\*D0070470453\*

Loan Number 0195186176


WELLS FARGO NATIONAL BANK WEST , hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request from the designated nominee of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.


Dated this 16th day of February in the year 2021  
WELLS FARGO NATIONAL BANK WEST

  
\_\_\_\_\_  
ALVARO ZELEDON  
TITLE OFFICER

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 16th day of February in the year 2021, by Alvaro Zeledon as Title Officer of WELLS FARGO NATIONAL BANK WEST, who, as such Title Officer being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
\_\_\_\_\_  
VALERA KRISTOF  
COMM EXPIRES: 09/19/23

 VALERA KRISTOF  
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STATE OF FLORIDA  
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