

2021-003009

Klamath County, Oregon



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03/01/2021 01:51:57 PM

Fee: \$82.00

OREGON

COUNTY OF KLAMATH

LOAN NO.: 0100970136



RECORD 2ND

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, as Trustee or Successor Trustee, under that certain Deed of Trust dated APRIL 04, 2017 executed by ALFRED C. LUTZ AND ANNE VAN NUYS, AS TENANTS BY THE ENTIRETY;, Trustor, to AMERITITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STEARNS LENDING, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on APRIL 5, 2017 as Instrument No. 2017-003598 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: 2030 VAN NESS AVE, KLAMATH FALLS, OR 97601

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STEARNS LENDING, LLC, 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 FEBRUARY 22, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY

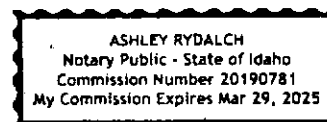

CHRISTY BROWN, VICE PRESIDENT

STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On FEBRUARY 22, 2021, before me, ASHLEY RYDALCH, personally appeared CHRISTY BROWN 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.


ASHLEY RYDALCH (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC



POD: 20210208

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MIN: 100183355007795656
MERS PHONE: 1-888-679-6377