

2021-004095

Klamath County, Oregon

03/19/2021 08:12:00 AM

Fee: \$82.00

OREGON
COUNTY OF KLAMATH

RECORD 1ST



WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

APPOINTMENT OF SUCCESSOR TRUSTEE

KNOW ALL MEN BY THESE PRESENTS that the Undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR HYPERION CAPITAL GROUP, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, the Beneficiary of that certain Deed of Trust dated **APRIL 28, 2006** executed by **SUSAN PEDERSEN AND KENNETH PEDERSEN**, Trustor, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR HYPERION CAPITAL GROUP, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **MAY 8, 2006** as Instrument No. **M06-09113** in the Records of the County Clerk's Office in and for the County of **KLAMATH**, State of **OREGON**.

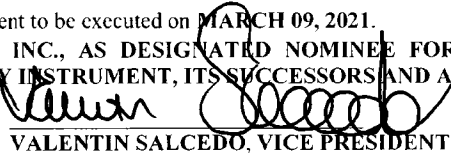
LEGAL DESCRIPTION: **AS DESCRIBED IN SAID DEED OF TRUST**

PROPERTY ADDRESS: **1710 HARMONY LANE, KLAMATH FALLS, OR 97601**

WHEREAS, the Undersigned desires to appoint a new Trustee in the place and stead of the Current Trustee; NOW THEREFORE, the Undersigned hereby appoints **FIRST AMERICAN TITLE INSURANCE COMPANY**, located at **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, as Successor Trustee under said Deed of Trust; to have all the powers as Trustee, effective forthwith. In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter and the singular number includes the plural.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **MARCH 09, 2021**.

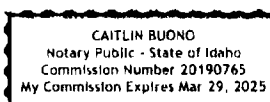
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR HYPERION CAPITAL GROUP, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS


VALENTIN SALCEDO, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **MARCH 09, 2021**, before me, **CAITLIN BUONO**, personally appeared **VALENTIN SALCEDO** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HYPERION CAPITAL GROUP, LLC, ITS SUCCESSORS AND ASSIGNS** 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.


CAITLIN BUONO (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC



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MERS PHONE: 1-888-679-6377