2021-004800 Klamath County, Oregon

03/30/2021 09:44:38 AM



Fee: \$82.00

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OREGON

RECORD 2ND

COUNTY OF KLAMATH LOAN NO.: 0579756399 

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 OCTOBER 18, 2017 executed by JESSICA HART, UNMARRIED WOMAN, Trustor, to AMERITITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on OCTOBER 20, 2017 as Instrument No. 2017-012032 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: 12757 ANTLER DR, KLAMATH FALLS, OR 97603

WHEREAS, the Undersigned received from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, 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 MARCH 19, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY

MELANIE HANSON, VICE PRESIDENT

STATE OF IDAHO

COUNTY OF BONNEVILLE

) SS.

On MARCH 19, 2021, before me, DEBORAH REIMER, personally appeared MELANIE HANSON 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.

**DEBORAH REIMER (COMMISSION EXP. 03/29/2025)** 

**NOTARY PUBLIC** 

DEBORAH REIMER Notary Public - State of Idaho Commission Number 20190766 Commission Expires Mar 29, 2025

POD: 20210311

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MIN: 100656400010196449 **MERS PHONE: 1-888-679-6377**