

2021-004959

Klamath County, Oregon



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04/01/2021 11:17:02 AM

Fee: \$82.00

OREGON

RECORD 2ND

COUNTY OF KLAMATH

LOAN NO.: 0005145815



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 **MAY 02, 2020** executed by **RICHARD JOHN BELL AND JDOIE GRACE BELL, AS TENANTS BY THE ENTIRETY**, Trustor, to **WESTCOR LAND TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR VILLAGE CAPITAL & INVESTMENT, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **JUNE 22, 2020** as Instrument No. **2020-007580** 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: **840 PLUM AVE, KLAMATH FALLS, OR 97601**

WHEREAS, the Undersigned received from **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR VILLAGE CAPITAL & INVESTMENT, 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 24, 2021**.

FIRST AMERICAN TITLE INSURANCE COMPANY

VALENTIN SALCEDO, VICE PRESIDENT

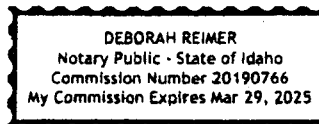
STATE OF **IDAHO**

COUNTY OF **BONNEVILLE**) ss.

On **MARCH 24, 2021**, before me, **DEBORAH REIMER**, personally appeared **VALENTIN SALCEDO** 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



POD: 20210301

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MERS PHONE: 1-888-679-6377