

2021-006369  
Klamath County, Oregon  
04/22/2021 02:20:03 PM  
Fee: \$92.00

Recording Requested By:  
**UMPQUA BANK**  
Prepared By: **AUDREY B TRUMBLE**  
**Assistant Secretary**  
**855-369-2410**  
When recorded mail to:  
**CoreLogic**  
**P.O. Box 9232**  
**Coppell, TX 75019**



Case Nbr: **39011918**  
Ref Number: **8501356252**  
Tax ID: **R510575**  
**5/20/2021**  
Property Address:  
**2622 WATSON ST**  
**KLAMATH FALLS, OR 97603**

OR0M-R-ST39011918 E 4/22/2021 LRP001

This space for Recorder's use

MIN #: 100045810002175476 MERS Phone #: 888-679-6377

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, whose address is **P.O. Box 2026, Flint, MI 48501-2026**, **AS DESIGNATED NOMINEE FOR UMPQUA BANK., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, the present beneficiary for the Deed of Trust described below, does hereby substitute **Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation** as Trustee under said Deed of Trust in place of **FIDELITY NATIONAL TITLE COMPANY OF OREGON..**

**Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation**, whose address is 293 East 1700 North, Mapleton, UT 84664, the present trustee for the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest conferred to said Trustee by the Deed of Trust described below:

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**  
Original Trustor(s): **GARY S FRAZIER.**  
Original Trustee: **FIDELITY NATIONAL TITLE COMPANY OF OREGON.**  
Date of Deed of Trust: **2/20/2018** Original Loan Amount: **\$143,500.00**  
Recorded in **Klamath County, OR** on: **2/27/2018**, instrument number **2018-002217**, book **N/A** and page **N/A**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **4/22/2021**

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

**Nationwide Escrow Services, Inc., an Oregon Domestic  
Business Corporation**

By:   
**RATANAPHONE M VILAYLUETH, Vice  
President**

By:   
**Sabrina Wickline, Vice President**

State of **TX**, County of **Dallas**

On **4/22/2021**, before me, **Cynthia Gay**, a Notary Public, personally appeared **RATANAPHONE M VILAYLUETH, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **Sabrina Wickline, Vice President of Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation** personally known to me to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public: **Cynthia Gay**  
My Commission Expires : **3/6/2024**

