2021-008209

Klamath County, Oregon

05/24/2021 08:26:01 AM

Fee: \$92.00

Recording Requested By: **REGIONS BANK**

When Recorded Return To:

DONNA BURCH REGIONS BANK P O BOX 18001 **5214 LINCOLN RD EXT** HATTIESBURG, MS 39404-8001

SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

REGIONS BANK #:0001898112213 "WARREN J" Lender ID:316/002/4013622731 Klamath, Oregon PIF:

MIN #: 100656400010177852 SIS #: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the present beneficiary of that certain Deed of Trust, Dated: 09/15/2017 made by WILLIAM F WARREN JR as the original Grantor(s), to AMERITITLE, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 09/18/2017 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.: 2017-010559, in the official records of Klamath County, Oregon

Property Address: 12150 HILL RD, KLAMATH FALLS, OR 97603

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS HEREBY SUBSTITUTES FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee in lieu of the above named Trustee under said Deed of Trust.

FIRST AMERICAN TITLE INSURANCE COMPANY hereby accepts said appointments as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said present Beneficiary and in accordance with the provisions of said Deed of Trust does hereby reconvey, without any covenant or warranty express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned under said Deed of Trust.

IN WITNESS WHEREOF, the present beneficiary and FIRST AMERICAN TITLE INSURANCE COMPANY have caused these presents to be executed by their duly authorized officers on the dates below written.

MORTGAGE ELECTRONIC REGISTRATION

SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC,

BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND

ASSIGNS On May 11th, 2021

DENISE MCLAURIN, Assistant

Vice-President

By FIRST AMERICAN TITLE INSURANCE **COMPANY** as Trustee

STATE OF Mississippi COUNTY OF Lamar

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11th day of May, 2021, within my jurisdiction, the within named DENISE MCLAURIN, who acknowledged that (he)(she) is Assistant Vice-President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, a corporation, and that for and on behalf of the said corporation, and its act and deed (he) (she) executed the above and foregoing instrument after first having been duly authorized by said corporation so to do.

WITNESS my hand and official seal,

SHAREN GARRARD

Notary Expires: 03/04/2025 #118571

OF MISSISSING GAR ID NO 3 118571 Com. Exp. 03-04-2025 C.

(This area for notarial seal)

STATE OF UT COUNTY OF Salf Lake	
On 5724/21, before me, Parker the State of, personally appeared Lon whiteh	
WITNESS my hand and official seal,	Parker Elizabeth Callahan NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 10/05/2024 Commission #714514
Parker E Callehan Notary Expires: 10/05/24	