

2021-009101

Klamath County, Oregon

06/09/2021 08:47:00 AM

Fee: \$92.00

**OREGON**

COUNTY OF KLAMATH

LOAN NO.: 8400198833



WHEN RECORDED MAIL TO:

**FIRST AMERICAN MORTGAGE SOLUTIONS**

**1795 INTERNATIONAL WAY**

**IDAHO FALLS, ID 83402**

**PH. 208-528-9895**

**APPOINTMENT OF SUCCESSOR TRUSTEE AND DEED OF RECONVEYANCE**

WHEREAS, the Undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BANC OF CALIFORNIA, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** is the current beneficiary of that certain Deed of Trust dated **APRIL 13, 2017**, executed by **MATTHEW COWELL AND CAROLYN COWELL AND JULIETTE R COWELL**, Trustor, to **AMERITITLE**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BANC OF CALIFORNIA, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **APRIL 19, 2017** as Instrument No. **2017-004094** 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: **1815 EUCLID AVE, KLAMATH FALLS, OR 97601**

WHEREAS, the Undersigned desires, to substitute a Trustee under said Deed of Trust, in the place and stead of the Current Trustee. NOW THEREFORE, the Undersigned does hereby appoint **FIRST AMERICAN TITLE INSURANCE COMPANY**, whose address is **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on **JUNE 03, 2021**.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BANC OF CALIFORNIA, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

  
\_\_\_\_\_  
**MARIA PUNZO, VICE PRESIDENT**

**FIRST AMERICAN TITLE INSURANCE COMPANY**, hereby accepts the appointment as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust described above. WHEREAS, having received from the above named current beneficiary a written request to reconvey, stating that the indebtedness has been paid in full and/or the purpose of the Deed of Trust has been fully satisfied. NOW THEREFORE, the Undersigned, as Successor Trustee, pursuant to the written request, does hereby grant and reconvey, without warranty, expressed or implied, to the **PERSONS LEGALLY ENTITLED THERETO** all the estate and interest held by it, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this **JUNE 03, 2021**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
\_\_\_\_\_  
**MYRNA LINARES, VICE PRESIDENT**

POD: 20210525

US81001191M - LR - OR

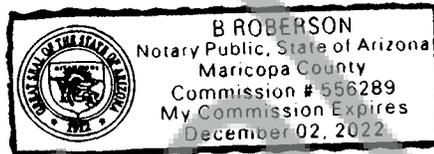


Attached to the Deed of Reconveyance dated June 03, 2021

STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On JUNE 03, 2021, before me, B ROBERSON, Notary Public, personally appeared MARIA PUNZO, VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BANC OF CALIFORNIA, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.

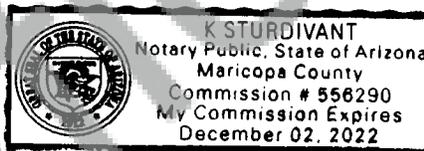
**B ROBERSON (COMMISSION EXP. 12/02/2022)**  
NOTARY PUBLIC



STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On JUNE 03, 2021, before me, K STURDIVANT, Notary Public, personally appeared MYRNA LINARES, VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.

**K STURDIVANT (COMMISSION EXP. 12/02/2022)**  
NOTARY PUBLIC



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