

2021-009566

Klamath County, Oregon

06/18/2021 08:11:00 AM

Fee: \$92.00

RELEASE PREPARED BY:
CELINK/LAUREN ALLWARD
3900 Capital City Blvd
Lansing, MI 48906
AFTER RECORDING RETURN TO:
CELINK
ATTN: LIEN RELEASE DEPT
PO BOX 40724
LANSING, MI 48901

Charles A. Brown & Associates, P.L.L.C. d/b/a DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described below. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described property herein assigned, transferred or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

CelinkMI/ROL

Loan #: 1305294-ER



MIN: 100940000050585851

MERS Telephone No. 1-888-679-6377

STATE OF OREGON
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

L9850965

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR American Advisors Group, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the current holder of the obligations secured by that certain Deed of Trust, described below does hereby substitute Kevin P Moran, Attorney at Law, whose address is 9057 Washington Avenue NW, Silverdale, WA 98383 as trustee in lieu of the named Trustee under said Deed of Trust. Kevin P. Moran hereby accepts said appointment as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said Owner and Holder, does hereby reconvey without warranty to the person(s) legally entitled thereto, all estate now held by it under said Deed of Trust.

Trustor: STEPHEN B GARRETT
Original Trustee: FNC TITLE SERVICES, LLC - MD
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
DESIGNATED NOMINEE FOR AMERICAN ADVISORS GROUP, its
successors and assigns

Dated: 6/22/2017
Amount: \$285,000.00
Recorded: 7/5/2017 in KLAMATH County, State of Oregon as Instrument or Auditor No.
2017-007514

DATE: _____ day of JUN 03 2021

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR American Advisors Group, BENEFICIARY, its successors and assigns

BY: *Lauren Allward*
NAME: LAUREN ALLWARD
TITLE: Assistant Secretary
STATE OF MICHIGAN

COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared Lauren Allward the Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR American Advisors Group, BENEFICIARY, its successors and assigns, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this _____ day of JUN 03 2021

Amanda Beach
NOTARY PUBLIC, STATE OF MICHIGAN

KEVIN P. MORAN, ATTORNEY AT LAW

Kevin P. Moran
KEVIN P. MORAN, ATTORNEY AT LAW (SUCCESSOR TRUSTEE)

STATE OF WASHINGTON, COUNTY OF KITSAP

On this 06/14/2021, before me, Ashlyn B. Cook, a Notary Public qualified for said county, personally came Kevin P. Moran, known to me to be the identical person who executed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed for the uses and purposed therein mentioned.

Witness my hand and official seal.

Ashlyn B. Cook
Ashlyn B. Cook, Notary Public In
and for the State of Washington
Commission Expires: 10/20/2024

Ashlyn B. Cook
Notary Public
State of Washington
My Commission Expires 10/20/2024
License # 20118315

Holder's Address: P.O. Box 2026, Flint, MI 48501-2026

Mortgage dated 6/22/2017 in the amount of \$285,000.00
Property Address: 136350 Main STREET, CRESCENT, OR 97733

