

2021-010662
Klamath County, Oregon
07/09/2021 08:23:00 AM
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: 39132614
Ref Number: 8501270202
Tax ID: R304735
8/5/2021
Property Address:
1806 PORTLAND STREET
KLAMATH FALLS, OR 97601

OR0M-R~ST39132614 E 7/8/2021 LRP001

This space for Recorder's use

MIN #: 100045810001317103MERS 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 AMERITITLE.

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): KAREN S RIPPEE
Original Trustee: AMERITITLE
Date of Deed of Trust: 4/12/2016Original Loan Amount: \$60,000.00
Recorded in Klamath County, OR on: 4/19/2016, instrument number 2016-003934, 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 **7/8/2021**

**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: 
Cynthia Gay, Vice President

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

On **7/8/2021**, before me, **Sabrina Wickline**, 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 **Cynthia Gay, 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: **Sabrina Wickline**
My Commission Expires : **5/15/2024**

