

2021-011637

Klamath County, Oregon

07/30/2021 08:07:00 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 #: 1296100-ER



MIN: 100940000050568808

MERS Telephone No. 1-888-679-6377

R113899T

**STATE OF OREGON
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

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: JIMMIE F. HOLCOMB, TRUSTEE OF THE HOLCOMB FAMILY TRUST
DATED MARCH 23, 1990

Original Trustee: AMERITITLE

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
DESIGNATED NOMINEE FOR AMERICAN ADVISORS GROUP, its
successors and assigns

Dated: 5/1/2017

Amount: \$256,500.00

Recorded: 6/6/2017 in KLAMATH County, State of Oregon as Instrument or Auditor No.
2017-006208

DATE: _____ day of JUL 16 2021

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

BY: [Signature]
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 JUL 16 2021

[Signature]
NOTARY PUBLIC, STATE OF MICHIGAN

KEVIN P. MORAN, ATTORNEY AT LAW

[Signature]
KEVIN P. MORAN, ATTORNEY AT LAW (SUCCESSOR TRUSTEE)

STATE OF WASHINGTON, COUNTY OF KITSAP

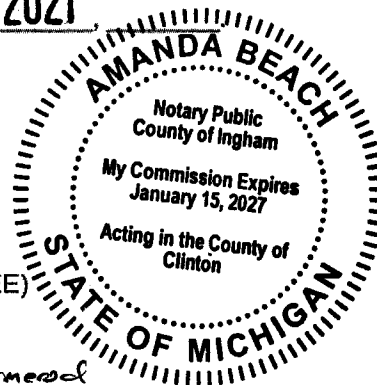
On this 7/26/2021, before me, Matthew J. Ormerod, a Notary Public qualified for said county, personally came Kevin P. Moran, known to me to be the identical person who executed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed for the uses and purposed therein mentioned.

Witness my hand and official seal.

[Signature]
*Ashlyn B. Cook, Notary Public In *Matthew J. Ormerod
and for the State of Washington
Commission Expires: ~~10/20/2024~~
02/14/2022

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

Mortgage dated 5/1/2017 in the amount of \$256,500.00
Property Address: 4810 Lombard DRIVE, KLAMATH FALLS, OR 97603



NOTARY PUBLIC
STATE OF WASHINGTON
MATTHEW J ORMEROD
COMMISSION EXPIRES 02/14/2022
COMM LIC #170767