

**2021-012022**

**Klamath County, Oregon**

08/06/2021 11:26:00 AM

Fee: \$92.00

**OREGON**

**COUNTY OF KLAMATH**

**LOAN NO.: 9902913265**



**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, NATIONAL ASSOCIATION, DBA BANC HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** is the current beneficiary of that certain Deed of Trust dated **NOVEMBER 23, 2015**, executed by **DANIEL SPERRY**, Trustor, to **FIRST AMERICAN TITLE**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BANC OF CALIFORNIA, NATIONAL ASSOCIATION, DBA BANC HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **DECEMBER 09, 2015** as Instrument No. **2015-013292** 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: 4630 CLEVELAND AVENUE, 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 **JULY 19, 2021**.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BANC OF CALIFORNIA, NATIONAL ASSOCIATION, DBA BANC HOME LOANS, 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 **JULY 19, 2021**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**ERIC FERGUSON, VICE PRESIDENT**

**POD: 20210629**

**US81001191M - LR - OR**



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**MIN: 100071200020882625**

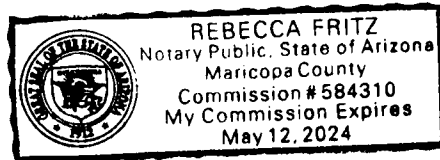
**MERS PHONE: 1-888-679-6377**

Attached to the Deed of Reconveyance dated July 19, 2021

STATE OF ARIZONA COUNTY OF MARICOPA ) ss.


On JULY 19, 2021, before me, **REBECCA FRITZ**, Notary Public, personally appeared **MARIA PUNZO, VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR BANC OF CALIFORNIA, NATIONAL ASSOCIATION, DBA BANC HOME LOANS, 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.

  
**REBECCA FRITZ (COMMISSION EXP. 05/12/2024)**  
NOTARY PUBLIC



STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On JULY 19, 2021, before me, **ANGELINA MILLIGAN**, Notary Public, personally appeared **ERIC FERGUSON, 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.

  
**ANGELINA MILLIGAN (COMMISSION EXP. 11/15/2024)**  
NOTARY PUBLIC

