

**2021-012572**

**Klamath County, Oregon**

**08/18/2021 08:26:00 AM**

**Fee: \$92.00**

**OREGON**

**COUNTY OF KLAMATH**

**LOAN NO.: 1002879011**



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. ("MERS")**, AS DESIGNATED NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the current beneficiary of that certain Deed of Trust dated **MAY 10, 2016**, executed by **STEVEN DEAN FOWKE, A MARRIED MAN**, Trustor, to **WESTERN TITLE & ESCROW COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **MAY 12, 2016** as Instrument No. **2016-004940** 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: 144432 BIRCHWOOD DRIVE, LA PINE, OR 97739**

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 **AUGUST 12, 2021**.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

  
**ALEXANDRA BARZEE, 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 **AUGUST 12, 2021**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
**SIERRA C. PREATOR, VICE PRESIDENT**

**POD: 20210420**  
**RP80201171M - LR - OR**



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **AUGUST 12, 2021**, before me, **ANDREA CRIDER**, personally appeared **ALEXANDRA BARZEE** known to me to be the **VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED **NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

  
**ANDREA CRIDER (COMMISSION EXP. 05/05/2026)**  
NOTARY PUBLIC

ANDREA CRIDER  
Notary Public - State of Idaho  
Commission Number 20201460  
My Commission Expires May 5, 2026

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **AUGUST 12, 2021**, before me, **BRYNLEE JONES**, personally appeared **SIERRA C. PREATOR** known to me to be the **VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

  
**BRYNLEE JONES (COMMISSION EXP. 06/23/2026)**  
NOTARY PUBLIC

BRYNLEE JONES  
Notary Public - State of Idaho  
Commission Number 20202113  
My Commission Expires Jun 23, 2026