

**2021-013206**

**Klamath County, Oregon**

**08/27/2021 02:38:00 PM**

**Fee: \$92.00**

**OREGON**

**COUNTY OF KLAMATH**

**LOAN NO.: 4010002726**



**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 BAY EQUITY LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** is the current beneficiary of that certain Deed of Trust dated **SEPTEMBER 08, 2020**, executed by **JAMES PHILIP OPOCENSKY AND LINDA A OPOCENSKY WHO ACQUIRED TITLE, AS JAMES P OPOCENSKY AND LINDA OPOCENSKY, AS TENANTS BY THE ENTIRETY**, Trustor, to **CHICAGO TITLE**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **DESIGNATED NOMINEE FOR BAY EQUITY LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **SEPTEMBER 14, 2020** as Instrument No. **2020-011654** in the Records of the County Clerk's Office in and for the County of **KLAMATH**, State of **OREGON**.

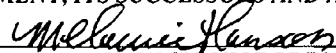
**LEGAL DESCRIPTION: AS DESCRIBED IN SAID DEED OF TRUST**

**PROPERTY ADDRESS: 11017 COLD SPRINGS ST, BONANZA, OR 97623**

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 26, 2021**.

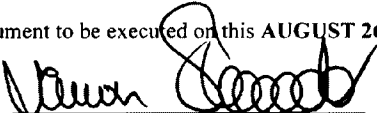
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **DESIGNATED NOMINEE FOR BAY EQUITY LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

  
**MELANIE HANSON, 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 26, 2021**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
**VALENTIN SALCEDO, VICE PRESIDENT**

**POD: 20210824**

**SM80301191M - LR - OR**



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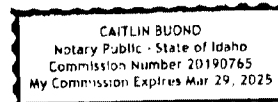
**MIN: 100616600041114357**

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

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On AUGUST 26, 2021, before me, CAITLIN BUONO, personally appeared MELANIE HANSON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BAY EQUITY LLC, 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.

  
CAITLIN BUONO (COMMISSION EXP. 03/29/2025)  
NOTARY PUBLIC



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On AUGUST 26, 2021, before me, DEBORAH REIMER, personally appeared VALENTIN SALCEDO 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.

  
DEBORAH REIMER (COMMISSION EXP. 03/29/2025)  
NOTARY PUBLIC

