

2022-000150

Klamath County, Oregon

01/05/2022 01:04:01 PM

Fee: \$82.00

OREGON

COUNTY OF KLAMATH

LOAN NO.: 0440963620



WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

DEED OF RECONVEYANCE

THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, under that certain Deed of Trust dated AUGUST 21, 2020, executed by DAVID A. GARCIA AND BRIANNA C. GARCIA, AS TENANTS BY THE ENTIRETY, Trustor(s), to FIRST AMERICAN TITLE INSURANCE CO., Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STEARNS LENDING, LLC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on AUGUST 26, 2020 as Instrument No. 2020-010695 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: 1957 AUBURN ST, KLAMATH FALLS, OR 97601

WHEREAS, having received from the holder of said Deed of Trust a written request to reconvey, stating that the indebtedness secured by said Deed of Trust has been paid in full. NOW THEREFORE, the Undersigned, as Trustee, pursuant to the written request of the Beneficiary, 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 **DECEMBER 14, 2021**.

FIRST AMERICAN TITLE INSURANCE COMPANY

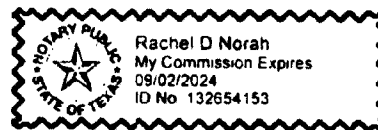
LETICIA SHARADIN, VICE PRESIDENT

STATE OF TEXAS

COUNTY OF DALLAS) ss.

On **DECEMBER 14, 2021**, before me, **RACHEL D. NORAH**, personally appeared **LETICIA SHARADIN** 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.

RACHEL D. NORAH (COMMISSION EXP. 09/02/2024)
NOTARY PUBLIC



POD: 20211208

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MERS PHONE: 1-888-679-6377