

2022-001047

Klamath County, Oregon

01/27/2022 08:28:01 AM

Fee: \$92.00

**OREGON**  
**COUNTY OF KLAMATH**



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, **BANK OF AMERICA, N.A.** is the current beneficiary of that certain Deed of Trust dated **SEPTEMBER 20, 2010**, executed by **MARIA G BETANCOURT**, Trustor, to **FIDELITY NATIONAL TITLE INSURANCE CO.**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **DESIGNATED NOMINEE FOR BANK OF AMERICA, N.A., BENEFICIARY OF THE SECURITY INSTRUMENT**, ITS **SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **SEPTEMBER 24, 2010** as Instrument No. **2010-011324** 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: 4533 SHASTA WAY, KLAMATH FALLS, OR 97603**

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 **JANUARY 19, 2022**.

**BANK OF AMERICA, N.A., BY FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT**

  
**ERIC FERGUSON, 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 **JANUARY 19, 2022**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
**ARIEL GERARDO MORAN, VICE PRESIDENT**

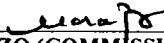
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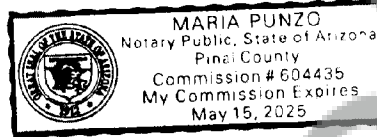


Attached to the Deed of Reconveyance dated January 19, 2022

STATE OF ARIZONA COUNTY OF PINAL ) ss.

On JANUARY 19, 2022, before me, MARIA PUNZO, Notary Public, personally appeared ERIC FERGUSON, VICE PRESIDENT of FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT FOR BANK OF AMERICA, N.A., 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.

  
MARIA PUNZO (COMMISSION EXP. 05/15/2025)  
NOTARY PUBLIC



STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On JANUARY 19, 2022, before me, REBECCA FRITZ, Notary Public, personally appeared ARIEL GERARDO MORAN, 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.

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

