2022-002094

Klamath County, Oregon

02/18/2022 08:26:04 AM

Fee: \$92.00

OREGON COUNTY OF KLAMATH LOAN NO.: 0504412169

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 FLAGSTAR BANK, FSB, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the current beneficiary of that certain Deed of Trust dated FEBRUARY 08, 2016, executed by RIKKI LEA N MCGUFFEY, Trustor, to AMERITITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FLAGSTAR BANK, FSB, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on FEBRUARY 09, 2016 as Instrument No. 2016-001292 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: 320 4TH ST, 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 FEBRUARY 08, 2022.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FLAGSTAR BANK, FSB, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

RACHEL D. NORAH. 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 (oe executed on this FEBRUARY 08, 2022.

FIRST AMERICAN TITLE INSURANCE COMPANY

TERESA M. ROBINSON, VICE PRESIDENT

POD: 20220131 FS8090112IM - LR - OR

Page 1 of 2

MIN: 100052550441216966

MERS PHONE: 1-888-679-6377

STATE OF TEXAS COUNTY OF DALLAS) ss.

On FEBRUARY 08, 2022, before me, SUSAN O'GORMAN, personally appeared RACHEL D. NORAH known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FLAGSTAR BANK, FSB, 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 agknowledged to me that such corporation executed the same.

SUSAN O'GORMAN (COMMISSION EXP. 10/06/2025)

NOTARY PUBLIC



STATE OF TEXAS

COUNTY OF DALLAS) ss.

On FEBRUARY 08, 2022, before me, CHERYL FEY, personally appeared TERESA M. ROBINSON 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

CHERYL FEY (COMMISSION EXP 10/28/2025) NOTARY PUBLIC CHERYL FEY
Notary Public, State of Texas
Comm. Expires 10-28-2025
Notary ID 5477618

FS8090112IM - LR - OR Loan No.: 0504412169