2022-002096

Klamath County, Oregon

02/18/2022 08:28:01 AM

Fee: \$92.00

OREGON COUNTY OF KLAMATH LOAN NO.: 0504473680 

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 JUNE 28, 2016, executed by ANDREW M MADDOX AND MARLA D MADDOX, AS TENANTS BY THE ENTIRETY, 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 JULY 05, 2016 as Instrument No. 2016-007081 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: 2530 WESTERN ST, 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 FEBRUARY 07, 2022.

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

M. ROBINSON, 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.

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IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this FEBRUARY 07, 2022.

FIRST AMERICAN TITLE INSURANCE COMPANY

RACHEL D. NORAH, VICE PRESIDENT

POD: 20220131 FS8090112IM - LR - OR MIN: 100052550447368084

MERS PHONE: 1-888-679-6377

STATE OF TEXAS COUNTY OF DALLAS ) ss.

On FEBRUARY 07, 2022, before me, STEPHANIE MARKS, personally appeared TERESA M. ROBINSON 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 acknowledged to me that such corporation executed the same.

STEPHANIE MARKS (COMMISSION EXP. 12/06/2025) NOTARY PUBLIC



STATE OF TEXAS

COUNTY OF DALLAS ) ss.

On FEBRUARY 07, 2022, before me, CHERYL FEY, personally appeared RACHEL D. NORAH 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.

CHERYL FEY (CO) (MISSION EXP. 10/28/2025)

NOTARY PUBLIC

CHERYL FEY
Notary Public, State of Texas
Comm. Expires 10-28-2025
Notary ID 5477619

FS8090112IM - LR - OR Loan No.: 0504473680