

2022-002450

Klamath County, Oregon

Recording Requested By:
M&T Bank



00296117202200024500020020

When Recorded Return To:

02/25/2022 01:48:46 PM

Fee: \$92.00

Lien Release Dept
M&T Bank
4th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240

SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

M&T Bank#: 0053306320 "FRANKS" Q12/349 0204863236 221980523 000004150 Klamath, Oregon

MIN #:100071200010087334 SIS #: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X, beneficiary of the security instrument, its successors and assigns is the present nominee for the Beneficiary of that certain Deed of Trust, Dated: 06-16-2010 made by THOMAS J FRANKS AND TAMMI A FRANKS TENANTS BY THE ENTIRETY as the original Grantor(s), to FIRST AMERICAN TITLE, AN OREGON CORPORATION, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK DBA MISSION HILLS MORTGAGE BANKERS, A CALIFORNIA CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 06-21-2010 as Instrument No.: 2010-007530, Book/Reel/Liber: N/A, Page/Folio: N/A, in the official records of Klamath County, Oregon

Property Address: 10701 VINCENT DRIVE, KLAMATH FALLS, OR 97603

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X, beneficiary of the security instrument, its successors and assigns
HEREBY SUBSTITUTES Dave Smith, The Smith Firm P.C., Trustee in lieu of the above named Trustee under said Deed of Trust.

Dave Smith, The Smith Firm P.C. hereby accepts said appointments as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said present nominee for the Beneficiary and in accordance with the provisions of said Deed of Trust does hereby reconvey, without any covenant or warranty express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned under said Deed of Trust.

IN WITNESS WHEREOF, the present nominee for the Beneficiary and Dave Smith, The Smith Firm P.C. have caused these presents to be executed by their duly authorized officers on the dates below written.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X, beneficiary of the security instrument, its successors and assigns

On January 18th, 2022

By: DeVita Thurmond
DeVita Thurmond, Assistant Secretary

By Dave Smith, The Smith Firm P.C. as Trustee

On 2/15/2022

By: D Smith
Dave Smith, The Smith Firm P.C.,
Thurmond

STATE OF New York DBA Mission Hills Mortgage
COUNTY OF Erie Bankers, A California Corporation

On the 18th day of January in the year 2022 before me, the undersigned, personally appeared DeVita Thurmond, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR X, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,

Cheryl L. Colt

Cheryl L. Colt
Notary Public State of New York
Notary Expires: 7/29/2025 #01C06286533
Qualified in Erie County

CHERYL L COLT
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01C06286533
COMM. EXP. 07/29/2025

STATE OF OR Clackamas
COUNTY OF Clackamas

On 2/15/2022, before me, Cynthia Dawn Lee, a Notary Public in
and for Clackamas in the State of OR, personally appeared Dave Smith, The Smith Firm P.C.,
Truist, personally known to me (or proved to me on the basis of satisfactory evidence) to be
the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Cynthia Dawn Lee
2/15/22

