

2022-002822

Klamath County, Oregon

Recording Requested By:  
M&T Bank



00296553202200028220020021

When Recorded Return To:

03/07/2022 02:17:05 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#: 0052750395 "ROBERTS" Q95/928 0226362999 207834022 000004150 Klamath, Oregon

MIN #:100071200010030730 SIS #: 1-888-679-6377

LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT  
is the present nominee for the Beneficiary of that certain Deed of Trust, Dated: 11-03-2009 made by RANDY D ROBERTS 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, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 11-06-2009 as Instrument No.: 2009-014330, Book/Reel/Liber: N/A, Page/Folio: N/A, in the official records of Klamath County, Oregon

-LOAN MODIFICATION AGREEMENT Dated: 04-27-2020 Recorded: 05-13-2020 as Instrument No. 2020-005953, Book/Reel/Liber N/A, Page/Folio N/A, between RANDY D ROBERTS and LAKEVIEW LOAN SERVICING, LLC in the amount of \$147,403.25

Property Address: 2851 WIARD STREET, KLAMATH FALLS, OR 97603

LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT  
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.

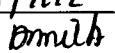
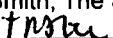
IN WITNESS WHEREOF, the present nominee for the Beneficiary and Dave Smith, The Smith Firm P.C. have caused these presents to be executed by their duly authorized officers on the dates below written.

LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS  
ATTORNEY-IN-FACT

On January 18th, 2022

By:   
DeVita Thurmond, Banking Officer

By Dave Smith, The Smith Firm P.C. as Trustee  
On 2/18/2022

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


STATE OF New York  
COUNTY OF Erie

On the 18th day of January in the year 2022 before me, the undersigned, personally appeared DeVita Thurmond, Banking Officer of LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT, 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  
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 2/18/2022 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.,  
trustee, 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  
[Signature]

