

2022-003045

Klamath County, Oregon

Recording Requested By:
M&T Bank



00296802202200030450020027

When Recorded Return To:

03/11/2022 01:25:52 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#: 0104627047 "MCMURRY" R16/425 0221975657 1876268143 000004150 Klamath, Oregon

MIN #:100183300000906413 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: 12-01-2009 made by DIXIE J. MCMURRY as the original Grantor(s), to FIRST AMERICAN TITLE INSURANCE COMPANY, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR STEARNS LENDING, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 12-09-2009 as Instrument No.: 2009-015519, Book/Reel/Liber: N/A, Page/Folio: N/A, in the official records of Klamath County, Oregon

-LOAN MODIFICATION AGREEMENT Dated: 03-15-2018 Recorded: 04-12-2018 as Instrument No. 2018-004445, Book/Reel/Liber 1172, Page/Folio 441, between DIXIE J. MCMURRY and JPMORGAN CHASE BANK, N.A. in the amount of \$113,279.36

Property Address: 1143 PATTERSON 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 27th, 2022

By: *D. Thurmond*
DeVita Thurmond, Banking Officer

By Dave Smith, The Smith Firm P.C. as Trustee
On 2/28/2022

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

STATE OF New York
COUNTY OF Erie

On the 27th 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,

Gloria J. Dishman
Gloria J. Dishman
Notary Public State of New York
Notary Expires: 4/24/2022 #01DI6040720
Qualified in Erie County

GLORIA J. DISHMAN
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 04/24/2022 22

STATE OF OR
COUNTY OF Clackamas

On 2/28/2022, 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.,
Protee, 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
2/14/2026

