

2022-006254

Klamath County, Oregon

05/17/2022 08:46:01 AM

Fee: \$92.00

RELEASE PREPARED BY AND  
AFTER RECORDING RETURN TO:

**DocSolutionUSA**

DocSolutionUSA, LLC dba DocSolution, Inc.  
2316 Southmore  
Pasadena, TX 77502  
713-941-4928

DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described herein. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described assigned, transferred, released, or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

RMS/ROL  
9924811699-ER



MIN: 100020090001329155

MERS Telephone No. 1-888-679-6377

**STATE OF OREGON  
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

*R2464836*

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PHH MORTGAGE CORPORATION DBA LIBERTY REVERSE MORTGAGE, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the current holder of the obligations secured by that certain Deed of Trust, described below does hereby substitute Kevin P Moran, Attorney at Law, whose address is 9057 Washington Avenue NW, Silverdale, WA 98383 as trustee in lieu of the named Trustee under said Deed of Trust. Kevin P. Moran hereby accepts said appointment as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said Owner and Holder, does hereby reconvey without warranty to the person(s) legally entitled thereto, all estate now held by it under said Deed of Trust.

|                       |   |
|-----------------------|---|
| Trustor:              | TIM WAGNER  |
| Original Trustee:     | AMERITITLE, INC.  |
| Original Beneficiary: | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS<br>DESIGNATED NOMINEE FOR PHH MORTGAGE CORPORATION DBA<br>LIBERTY REVERSE MORTGAGE<br>BENEFICIARY OF THE SECURITY INSTRUMENT, its successors and assigns |
| Dated:                | 10/14/2020  |
| Amount:               | \$240,000.00  |
| Recorded:             | 10/21/2020 in KLAMATH County, State of Oregon as Instrument or Auditor No.<br>2020-013616   |

DATE: 5 day of May, 2022

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PHH MORTGAGE CORPORATION DBA LIBERTY REVERSE MORTGAGE, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

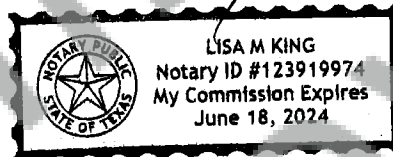
BY: Carol Criswell  
NAME: CAROL CRISWELL  
TITLE: ASSISTANT SECRETARY  
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared CAROL CRISWELL, ASSISTANT SECRETARY, known to me (or proved to me on the oath of \_\_\_\_\_), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PHH MORTGAGE CORPORATION DBA LIBERTY REVERSE MORTGAGE, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, a corporation, and that he/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 5 day of May, A.D. 2022

Lisa M King  
NOTARY PUBLIC, STATE OF TEXAS



KEVIN P. MORAN, ATTORNEY AT LAW

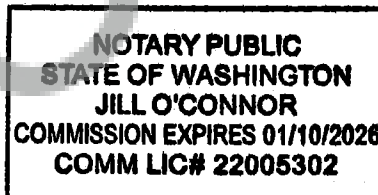
Kevin P. Moran  
KEVIN P. MORAN, ATTORNEY AT LAW (SUCCESSOR TRUSTEE)

STATE OF WASHINGTON, COUNTY OF KITSAP

On this 05/09/2022, before me, Jill O'Connor, a Notary Public qualified for said county, personally came Kevin P. Moran, known to me to be the identical person who executed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed for the uses and purposed therein mentioned.

Witness my hand and official seal.

Jill O'Connor  
Jill O'Connor, Notary Public In O'Connor  
and for the State of Washington  
Commission Lic# 22005302  
Commission Expires: 1/10/2026



Holder's Address: P.O. Box 2026, Flint, MI 48501-2026

Mortgage dated 10/21/2020 in the amount of \$240,000.00  
Property Address: 5311 SHASTA WAY, KLAMATH FALLS, OR 97603