

2022-006361

Klamath County, Oregon



00300540202200063610020022

05/19/2022 10:50:46 AM

Fee: \$92.00

Prepared By:  
Venkateshappa Venkataramappa  
1427 Energy Park Drive  
St. Paul, MN 55108

When Recorded Return To:  
Indecomm Global Services  
1427 Energy Park Drive  
St. Paul, MN 55108

## Substitution of Trustee and Full Reconveyance

Date: **May 9, 2022**  
MIN: 100070300013108375  
MERS Phone: 888-679-6377

Loan: 7900155081  
Package: 82253055  
Document: 8122847

**First American Title Insurance Company** whose address is **1795 International Way, Idaho Falls, ID 83402**, is hereby appointed successor trustee under that certain Deed of Trust described below:

Borrowers: **GREGORY E EPPERLY AND CHRISTINA N EPPERLY**

Original Nominee of the Beneficiary: **Mortgage Electronic Registration Systems, Inc., as designated nominee for SIERRA PACIFIC MORTGAGE COMPANY, INC., A CALIFORNIA CORPORATION NMLS: 1788, beneficiary of the security instrument, its successors and assigns** whose address is **P.O. Box 2026, Flint, MI 48501-2026**

Original Trustee: **AmeriTitle**

Loan Amount: **\$171,000.00**

Date of Deed of Trust: **July 1, 2021**

Date Recorded: **July 8, 2021**

Document Number: **2021-010633**

Recorded in the official records of Klamath County, State of Oregon

Whereas, the undersigned is the holder of the beneficial interest under said Deed of Trust, and that said interest has not been transferred, hypothecated, or otherwise acquired by any party or parties. Said indebtedness secured by said Deed of Trust, has been fully paid and satisfied, **First American Title Insurance Company**, is hereby requested and directed to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all that estate now held by the Successor Trustee.

On this date of **9th** day of **May 2022**.

**First American Title Insurance Company** as Successor Trustee under the herein above described Deed of Turst, does hereby grant, bargain, sell and reconvey, without warrant, to the person(s) entitled thereto, all right, title and interest in and to the trust property now held by it as Trustee under said Deed of Trust.

**Mortgage Electronic Registration Systems, Inc.,  
as designated nominee for SIERRA PACIFIC  
MORTGAGE COMPANY, INC., A CALIFORNIA  
CORPORATION NMLS: 1788, beneficiary of the  
security instrument, its successors and assigns**



\*U08122847\*

By:

**Vadim Tsvik, Vice President**

STATE OF Minnesota )  
COUNTY Ramsey ) SS

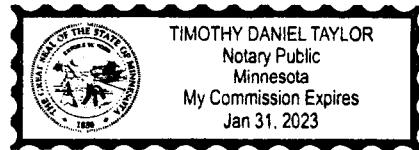
This instrument was acknowledged before me on **May 9, 2022**, by **Vadim Tsvik** as **Vice President of Mortgage Electronic Registration Systems, Inc.**, as designated nominee for **SIERRA PACIFIC MORTGAGE COMPANY, INC.**, A CALIFORNIA CORPORATION NMLS: 1788, beneficiary of the security instrument, its successors and assigns .

*Timothy Daniel Taylor*

**Timothy Daniel Taylor, Notary Public**  
My Commission expires: **January 31, 2023**

**First American Title Insurance Company**

By: *Tawnya Rainey*  
*Tawnya Rainey* Vice President



State of Idaho  
County of Bonneville

The foregoing instrument was acknowledged before me, a Notary Public, on **MAY 13 2022** by *Tawnya Rainey*, Vice President of **First American Title Insurance Company** on behalf of the corporation.

*Deborah Reimer*  
**Deborah Reimer**, Notary Public  
My Commission expires: *3/29/25*

