

2022-007165

Klamath County, Oregon

06/08/2022 01:06:01 PM

Fee: \$82.00

**OREGON**

COUNTY OF KLAMATH

LOAN NO.: 0430869585

WHEN RECORDED MAIL TO:  
FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402, PH. 208-528-9895



**ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR HIS SUCCESSOR IN INTEREST**

FOR VALUE RECEIVED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR OPES ADVISORS, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, who is the beneficiary, his successor in interest, or nominee thereof, under the below described Deed of Trust, does hereby grant, assign, transfer, and set over unto MATRIX FINANCIAL SERVICES CORPORATION, located at 1601 UTICA AVENUE SOUTH STE 900, ST. LOUIS PARK, MN 55416, hereinafter called Assignee, his executors, administrators, successors and assigns, all of Assignor's rights, benefits, whatsoever accrued or to accrue, and its interest in and under that certain Deed of Trust dated MAY 04, 2016, executed and delivered by NICHOLAS BAUGH, Trustor(s), to AMERITITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR OPES ADVISORS, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, or designated nominee of the Original Beneficiary, and recorded on MAY 13, 2016 as Instrument No. 2016-005060 in the Records of the County Clerk's Office for KLAMATH County, State of OREGON, conveying the real property in said county, described as follows:

**AS DESCRIBED IN SAID DEED OF TRUST**

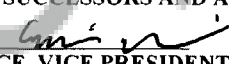
PROPERTY ADDRESS: 2309 OREGON AVENUE, 210 & 214 PRESCOTT STREET, KLAMATH FALLS, OR 97601

Assignor, the undersigned, does hereby covenant to and with said Assignee that the undersigned is the Beneficiary, his successor in interest, or the nominee thereof, under said Deed of Trust and that he has good right to convey, transfer, and assign the same, as aforesaid.

In construing this instrument and whenever the contest hereof so requires, the masculine gender includes the feminine and the neuter and the singular number includes the plural.

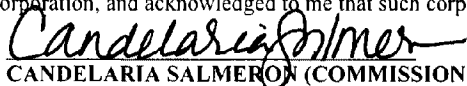
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JUNE 07, 2022.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR OPES ADVISORS, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

  
ADDISON RICE, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On JUNE 07, 2022, before me, CANDELARIA SALMERON, personally appeared ADDISON RICE known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR OPES ADVISORS, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



CANDELARIA SALMERON (COMMISSION EXP. 12/17/2027)  
NOTARY PUBLIC

CANDELARIA SALMERON  
Notary Public - State of Idaho  
Commission Number 20216027  
My Commission Expires Dec 17, 2027

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MIN: 100374155000130623

MERS PHONE: 1-888-679-6377