

2022-007415

Klamath County, Oregon

06/15/2022 08:15:01 AM

Fee: \$97.00

RELEASE PREPARED BY AND

AFTER RECORDING RETURN TO: **DS DocSolutionUSA**

DocSolutionUSA, LLC dba DocSolution, Inc.

2316 Southmore

Pasadena, TX 77502

713-841-4928

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

9926187299-ER

Client Loan No. 68011029055999



* 1 1 2 4 4 2 3 *

STATE OF OREGON
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

22561576

Mortgage Assets Management, LLC, 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: FRED W. KOEHLER AND RUTH A. KOEHLER, HUSBAND AND WIFE

Original Trustee: NORTHWEST TRUSTEE SERVICES, INC

Original Beneficiary: BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION

Dated: 12/23/2009

Amount: \$390,000.00

Recorded: 1/12/2010 in KLAMATH County, State of Oregon and as Instrument or Auditor No. 2010-000365

DATE: 9 day of June, 2022.

PHH Mortgage Corporation d/b/a PHH Mortgage Services, as attorney in fact for Mortgage Assets Management, LLC

NAME/ LORI A. LOWE

TITLE: VICE PRESIDENT

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared LORI A. LOWE, VICE PRESIDENT, 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 PHH Mortgage Corporation d/b/a PHH Mortgage Services, as attorney in fact for Mortgage Assets Management, LLC, 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 9 day of June, A.D. 2022.

Haleigh DeVille

NOTARY PUBLIC, STATE OF TEXAS
NOTARY PRINTED NAME:



KEVIN P. MORAN, ATTORNEY AT LAW



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

STATE OF WASHINGTON, COUNTY OF KITSAP

On this 06-14-2022, before me, ^{J O'Connor} ~~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.

^{J O'Connor} ~~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

NOTARY PUBLIC
STATE OF WASHINGTON
JILL O'CONNOR
COMMISSION EXPIRES 01/10/2026
COMM LIC# 22005302

Holder's Address: c/o PHH Mortgage Corporation, d/b/a PHH Mortgage Services, 1 Mortgage Way, Mount Laurel, NJ 08054

Mortgage dated 12/29/2009 in the amount of \$390,000.00

Property Address: 1003 BISMARCK ST, KLAMATH FALLS, OR 97601