

2022-007785

Klamath County, Oregon

06/24/2022 08:11:01 AM

Fee: \$97.00

RELEASE PREPARED BY AND

AFTER RECORDING RETURN TO: **DS DocSolutionUSA**

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

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
9929357099-ER
Client Loan No. 1345552



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

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: MILDRED M WELLS AND TOMMY L WELLS, AS TENANTS BY THE ENTIRETY
Original Trustee: FIDELITY NATIONAL TITLE INS CO
Original Beneficiary: WELLS FARGO BANK, N.A.

Dated: 5/7/2008
Amount: \$300,240.00
Recorded: 5/12/2008 in KLAMATH County, State of Oregon and as Instrument or Auditor No. 2008-006929

DATE: 20 day of June, 2022

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

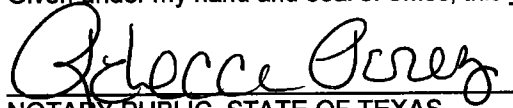
NAME: LORI A. LOWE
TITLE: VICE PRESIDENT

STATE OF TEXAS

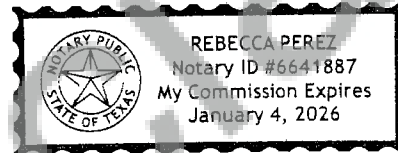
COUNTY OF HARRIS

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 20 day of June, A.D. 2022



NOTARY PUBLIC, STATE OF TEXAS
NOTARY PRINTED NAME:




Unofficial Copy

TSI # : R258016G

1125744

Loan #: 293570

Kevin P. Moran, Attorney at Law



Kevin P. Moran, Attorney at Law (Successor Trustee)

State of Washington
County of Kitsap

On 06/21/2022, before me, Jill O'Connor, a Notary Public qualified for said County, personally came Kevin P. Moran, Attorney at Law known 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 purposes therein mentioned.

Witness my hand and official seal,



Jill O'Connor
Notary Public in and for the State of Washington
Commission Lic# 22005302
Commission Expires# 01/10/2026

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