

2022-009035

Klamath County, Oregon

07/22/2022 04:04:01 PM

Fee: \$92.00

OREGON  
COUNTY OF KLAMATH



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

**APPOINTMENT OF SUCCESSOR TRUSTEE AND DEED OF RECONVEYANCE**

WHEREAS, the Undersigned, **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-11CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-11CB** is the current beneficiary of that certain Deed of Trust dated **FEBRUARY 16, 2006**, executed by **HECTOR P. ABARCA**, Trustor, to **FIRST AMERICAN TITLE**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **FEBRUARY 21, 2006** as Instrument No. **M06-03255** in the Records of the County Clerk's Office in and for the County of **KLAMATH**, State of **OREGON**.

LEGAL DESCRIPTION: **AS DESCRIBED IN SAID DEED OF TRUST**

PROPERTY ADDRESS: **2360 EBERLEIN AVENUE, KLAMATH FALLS, OR 97601**

WHEREAS, the Undersigned desires, to substitute a Trustee under said Deed of Trust, in the place and stead of the Current Trustee. NOW THEREFORE, the Undersigned does hereby appoint **FIRST AMERICAN TITLE INSURANCE COMPANY**, whose address is **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on 7/13/2022.

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-11CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-11CB, BY BANK OF AMERICA, N.A., SUCCESSOR-BY-MERGER TO BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., AS ATTORNEY-IN-FACT**

*Louvenia Chandler*  
Name: Louvenia Chandler VICE PRESIDENT

**FIRST AMERICAN TITLE INSURANCE COMPANY**, hereby accepts the appointment as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust described above. WHEREAS, having received from the above named current beneficiary a written request to reconvey, stating that the indebtedness has been paid in full and/or the purpose of the Deed of Trust has been fully satisfied. NOW THEREFORE, the Undersigned, as Successor Trustee, pursuant to the written request, does hereby grant and reconvey, without warranty, expressed or implied, to the PERSONS LEGALLY ENTITLED THERETO all the estate and interest held by it, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this 7/22/2022  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

*Joshua L. Conrad*  
JOSHUA L. CONRAD, VICE PRESIDENT

POD: 20220627

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MIN: 100071200000378503

MERS PHONE: 1-888-679-6377

STATE OF NORTH CAROLINA COUNTY OF GUILFORD ) ss.

On 7-13-2022, before me, Tracy P Lowe, personally appeared Louvenia Chandler known to me to be the VICE PRESIDENT of BANK OF AMERICA, N.A., SUCCESSOR-BY-MERGER TO BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., AS ATTORNEY-IN-FACT FOR THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-11CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-11CB 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.

Tracy P Lowe  
Tracy P Lowe  
NOTARY PUBLIC

(COMMISSION EXP. May 7, 2025)

TRACY P. LOWE  
Notary Public  
Rockingham Co., North Carolina  
My Commission Expires May 7, 2025

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On 7/22/2022, before me, DONALD E. OLSON, personally appeared JOSHUA L. CONRAD known to me to be the VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY 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.

Donald E Olson  
DONALD E. OLSON (COMMISSION EXP. 05/05/2026)  
NOTARY PUBLIC

