

2022-010763
Klamath County, Oregon
09/02/2022 02:22:01 PM
Fee: \$92.00

Recording Requested By:
UMPQUA BANK
Prepared By: **AUDREY B TRUMBLE**
Assistant Secretary
855-369-2410
When recorded mail to:
CoreLogic
P.O. Box 9232
Coppell, TX 75019



Case Nbr: **39661602**
Ref Number: **1451363251**
Tax ID: **521732**
9/29/2022
Property Address:
2505 WIARD ST
KLAMATH FALLS, OR 97603

OR0M-R-ST39661602 E 9/2/2022 LRP001

This space for Recorder's use

MIN #: 100186300002100442 MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is **P.O. Box 2026, Flint, MI 48501-2026**, AS DESIGNATED NOMINEE FOR **UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, the present beneficiary for the Deed of Trust described below, does hereby substitute **Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation** as Trustee under said Deed of Trust in place of **AMERITITLE**.

Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation, whose address is 293 East 1700 North, Mapleton, UT 84664, the present trustee for the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest conferred to said Trustee by the Deed of Trust described below:

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**
Original Trustor(s): **OSCAR HERRERA AND VANESSA L HERRERA, AS TENANTS BY THE ENTIRETY**
Original Trustee: **AMERITITLE**
Date of Deed of Trust: **6/18/2014** Original Loan Amount: **\$127,448.00**
Recorded in **Klamath County, OR** on: **6/20/2014**, instrument number **2014-006602**, book **N/A** and page **N/A**

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **9/2/2022**

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

**Nationwide Escrow Services, Inc., an Oregon Domestic
Business Corporation**

By: 
EMMA F VOGEL, Vice President

By: 
Cynthia Gay, Vice President

State of **TX**, County of **Dallas**

On **9/2/2022**, before me, **Ratanaphone Vilayleuth**, a Notary Public, personally appeared **EMMA F VOGEL, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **Cynthia Gay, Vice President of Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation** personally known to me to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person (s) acted, executed the instrument.

Witness my hand and official seal.



Notary Public: **Ratanaphone Vilayleuth**
My Commission Expires : **3/6/2024**
TX - Signor1 and Trustee Signor (MERS)

