

After Recording Return to:
Quality Loan Service Corp. of Washington
2763 Camino Del Rio S
San Diego, CA 92108

2022-010875
Klamath County, Oregon
09/07/2022 02:21:01 PM
Fee: \$92.00

APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the provisions of that certain Deed of Trust dated 7/25/2012, by **CHRISTOPHER FANGMAN**, as Grantor, to **HARTFORD ESCROW INC. A CALIFORNIA CORPORATION**, as Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY AS NOMINEE FOR GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS, ITS SUCCESSORS AND ASSIGNS**, as Beneficiary, recorded 7/31/2012 as **Instrument No. 2012-008374** in the office of the County Recorder of **KLAMATH** County, Oregon to secure obligation under a Promissory Note and assigned to **Wells Fargo Bank, NA** through a **Corporate Assignment of Deed of Trust** dated 3/5/2015 and recorded on 3/16/2015 as **2015-002257**, in the office of the County Recorder of **Klamath** County, Oregon. the undersigned, as present Beneficiary , does hereby remove the prior Trustee, as Trustee and does pursuant to the terms of the Deed of Trust or statute, hereby remove any Substitute Trustee or Trustees who may have been previously appointed in place of the original Trustee, and does hereby appoint and substitute **Quality Loan Service Corporation of Washington**, whose address is **108 1st Ave South, Suite 202, Seattle, Washington 98104** to serve, effective immediately, as Substitute Trustee in the Deed of Trust, and to replace the prior Trustee of record.

The undersigned hereby revokes all other substitutions of trustee which it may have executed, appointed or filed in the past, giving and granting to said Substitute Trustee all the powers, duties and authority of the discharged Trustee, and hereby ratifying all acts of said Substitute Trustee heretofore or hereafter performed so long as in accordance with this appointment, the Deed of Trust, and applicable law. Said Substitute Trustee shall, in accordance with the provisions of the Deed of Trust, succeed to all the title, powers and duties conferred upon the Original Trustee(s) by the terms of said Deed of Trust and by applicable law.

The following described real estate, together with its improvements, easements and appurtenances thereunto belonging, is located in **KLAMATH** County, Oregon and more particularly described as follows:

LOT 31 IN TRACT 1344, SEVENTH ADDITION TO NORTH HILLS, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

In witness whereof, the undersigned as present Beneficiary has executed this document.

Executed this 1st day of September, 2022.

Wells Fargo Bank, N.A.

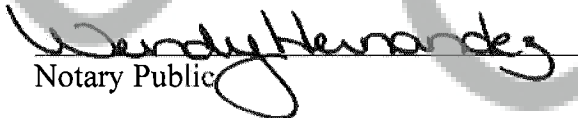


Melvin Tyrell Stewart
Vice President Loan Documentation
Wells Fargo Bank, N.A.
09/01/2022

State of **South Carolina**

County of York

The foregoing instrument was acknowledged before me this 1st day of September, 2022 by Melvin Tyrell Stewart Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national banking association. Melvin Tyrell Stewart [] is personally known to me or ☒ produced satisfactory evidence of identification.


Notary Public

My commission expires 11-20-2028



WENDY HERNANDEZ
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-20-2028

003-OR-V3

Appointment of Successor Trustee
TS No.: **OR-22-943724-BF**
Order No.: **220504651-OR-MSW**