

2022-011662

Klamath County, Oregon

09/28/2022 08:33:01 AM

Fee: \$92.00

**OREGON**

COUNTY OF KLAMATH

LOAN NO.: 0505210852



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, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BCK CAPITAL INC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the current beneficiary of that certain Deed of Trust dated FEBRUARY 24, 2020, executed by JOSE RAMIREZ SANTANA AND ILIANA RAMIREZ, Trustor, to AMERITITLE, INC, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BCK CAPITAL INC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on FEBRUARY 25, 2020 as Instrument No. 2020-002290 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: 3601 N RIDGE DR, 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 SEPTEMBER 26, 2022.

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

  
KIMBERLY S. SHAFER, 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 SEPTEMBER 26, 2022.

FIRST AMERICAN TITLE INSURANCE COMPANY

  
ADDISON RICE, VICE PRESIDENT

POD: 20220908

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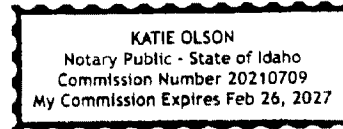
MIN: 100052550521085281

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On SEPTEMBER 26, 2022, before me, KATIE OLSON, personally appeared KIMBERLY S. SHAFER known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BCK CAPITAL INC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS 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.

Katie Olson  
KATIE OLSON (COMMISSION EXP. 02/26/2027)  
NOTARY PUBLIC



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On SEPTEMBER 26, 2022, before me, CAITLIN BUONO, personally appeared ADDISON RICE 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.

Caitlin Buono  
CAITLIN BUONO (COMMISSION EXP. 03/29/2025)  
NOTARY PUBLIC

