

2022-011888
Klamath County, Oregon
10/03/2022 03:02:01 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: **39686716**

Ref Number: **1428712739**

Tax ID: **608202**

10/30/2022

Property Address:

7116 PHILPOTT LN

BONANZA, OR 976230000

OR0M-R-ST39686716 E 10/3/2022 LRP001

This space for Recorder's use

MIN #: 100186300000138444

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 **NOMINEE FOR ACTION MORTGAGE COMPANY, 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 **FIDELITY SERVICE CORPORATION**.

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 ACTION MORTGAGE COMPANY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

Original Trustor(s): **DAVID BUFFINGTON, MARRIED INDIVIDUAL**

Original Trustee: **FIDELITY SERVICE CORPORATION**


Date of Deed of Trust: **10/6/2006** Original Loan Amount: **\$160,000.00**

Recorded in **Klamath County, OR** on: **10/12/2006**, instrument number **2006-020570**, 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 10/3/2022

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


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

By: 
NAIMA SMAIR, Vice President
State of TX, County of Dallas

By: 
Lewis Wilson III, Vice President

On 10/3/2022, before me, CUTARA ADLEY, a Notary Public, personally appeared NAIMA SMAIR, Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ACTION MORTGAGE COMPANY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS and Lewis Wilson III, 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: CUTARA ADLEY
My Commission Expires : 11/25/2024
TX - Signor1 and Trustee Signor (MERS)

