

2022-012485

Klamath County, Oregon



10/19/2022 01:12:05 PM

Fee: \$92.00

**WHEN RECORDED, MAIL TO:**

Nationstar Mortgage LLC  
C/O Nationwide Title Clearing,  
LLC 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan Number 0687317032

**SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE**

WHEREAS, MARIA DE JESUS DURAN AND JOE B DURAN JR whose address is 4631 SHADE TREE WAY ANTELOPE, CA 95843-5836 was the original Trustor, AMERITITLE was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original beneficiary under that certain Deed of Trust dated 11/04/2010 in KLAMATH County, Oregon, under Recording # 2010-013150, recorded on 11/10/2010.

Property is commonly known as: 3103 SUMMERS LANE, KLAMATH FALLS, OR 97603.

WHEREAS, the undersigned, acknowledging full payment of said Deed of Trust and debt, desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes Dave Smith, as Trustee under said Deed of Trust and directs said Dave Smith to reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Deed of Trust.

Dated on 9/26/2022 (MM/DD/YYYY)

BANK OF AMERICA, N.A., by NATIONSTAR MORTGAGE LLC, its Attorney-in-Fact

By: Angela Pavao  
Angela Pavao VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

**STATE OF FLORIDA COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 9/26/2022 (MM/DD/YYYY), by Angela Pavao as VICE PRESIDENT of NATIONSTAR MORTGAGE LLC as Attorney-in-Fact for BANK OF AMERICA, N.A., who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Julie Martens  
Julie Martens  
Notary Public - STATE OF FLORIDA  
Commission Expires: 05/22/2026



JULIE MARTENS  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMM# HH 243030  
EXPIRES: MAY 22, 2026

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
NSMRC 434220205 MRC DOCR T232209-12:26:47 [C-2] RCNOR1

PAGE (1 of 2)



\*D0097649029\*

Loan Number 0687317032

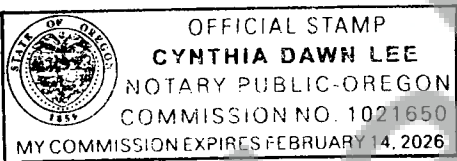
Dave Smith Whose address is 1754 Willamette Falls Dr. West Linn, OR 97068, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

Dated on 10/11/2022 (MM/DD/YYYY)

By: Dave Smith, as Trustee  
Dave Smith Trustee  
Whose address is: 1754 Willamette Falls Dr., West Linn, OR 97068

STATE OF OREGON COUNTY OF CLACKAMAS  
This instrument was acknowledged before me on 10/11/2022 (MM/DD/YYYY) by Dave Smith as Trustee of Dave Smith. He/she/they is (are) personally known to me.

Cynthia Dawn Lee  
Notary Public - State of OREGON  
Commission Expires: 02/14/2026



Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
NSMRC 434220205 MRC DOCR T232209-12:26:47 [C-2] RCNOR1

PAGE (2 of 2)



\*D0097649029\*

Unofficial Copy