2022-012905 Klamath County, Oregon



11/01/2022 09:26:31 AM

Fee: \$92.00

WHEN RECORDED, MAIL TO: LoanCare, LLC C/O Nationwide Title Clearing, LLC 2100 Alt. 19 North Palm Harbor. FL 34683

Loan Number 0040053191

## SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

MERS Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, Michigan, 48501-2026

WHEREAS, STEPHEN B. PHELPS AND ANDREE N. PHELPS whose address is 2065 FLORAL HILL DR EUGENE, OR 97403-2811 was the original Trustor, TRANSCONTINENTAL TITLE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR FLAGSTAR BANK, FSB, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original beneficiary under that certain Deed of Trust dated 08/24/2009 in <u>KLAMATH</u> County, <u>Oregon</u>, under <u>Recording # 2009-011707</u>, recorded on 09/01/2009.

Property is commonly known as: 1218 CRESCENT AVE, KLAMATH FALLS, OR 97601-2518.

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 10/1/2022 (MM/DD/YYYY)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FLAGSTAR BANK, FSB, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

By: Kostadina Eisele 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 [X] physical presence or [] online notarization on ////2022 (MM/DD/YYYY), by Kostadina Eisele as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FLAGSTAR BANK, FSB, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, 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.

Karin Chandias Notary Public - STATE OF FLORIDA Commission Expires: 07/28/2023

Keen

KARIN CHANDIAS
Notary Public - State of Florida
Commission # GG 359792
My Comm. Expires Jul 28, 2023
Bonded through National Notary Assn.

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152 LC002 434274000 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) NRM MIN 100052550266411338 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T102210-07:20:43 [C-2] RCNOR1

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\*D0097884115\*

## Loan Number 0040053191

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 from the designated nominee 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 \_\_\_\_\_ / 70 /2/022 (MM/DD/YYYY) , as Trustee By: Dave Smith Trustee Whose address is: 1754 Willamette Falls Dr., West Linn, OR 97068 STATE OF OREGON COUNTY OF CLACKAM This instrument was acknowledged before me on \_\_\_\_\_\_/20
Trustee of Daye Smith. He/spe/they is (are) personally known to me. /2022 (MM/DD/YYYY) by Dave Smith as OFFICIAL STAMP CYNTHIA DAWN LEE NOTARY PUBLIC-OREGON Notary Public - State of GREGON COMMISSION NO. 1021650 Commission Expires: 914/1004 MY COMMISSION EXPIRES FEBRUARY 14, 2026 Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152 LC002 434274000 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) NRM MIN 100052550266411338 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T102210-07:20:43 [C-2] RCNOR1 PAGE (2 of 2)





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