

2022-013937

Klamath County, Oregon



00309338202200139370020027

12/05/2022 09:58:17 AM

Fee: \$92.00

Record and Return to:  
Lien Release  
JPMorgan Chase Bank, N.A.  
700 Kansas Lane  
Mail Code LA4-3120  
Monroe, LA 71203  
Telephone Nbr: 1-866-756-8747  
Loan No.: 1880563781

## SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

Pursuant to Ore. Rev. Stat. § 86.720.

The undersigned, beneficiary of a certain Deed of Trust dated April 10, 2008 made by GARY E WELCH AND BRENDA K WELCH, 2452 PARKWOOD VILLAGE LN, CENTRAL POINT, OR 97502-3534, Trustor(s), to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, Trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR VENTA REALTY GROUP, DBA VENTA HOME LOANS, A NEVADA CORPORATION, ITS SUCCESSORS AND ASSIGNS, Beneficiary, which Deed of Trust was recorded on April 18, 2008 in the Recorder's office, County of KLAMATH, State of Oregon, in Official Records in Volume/Book NA at Page NA and/or as Document 2008-005692, as the undersigned Beneficiary hereby substitutes J. P. MORGAN CHASE CUSTODY SERVICES, INC., as Trustee in lieu of the Trustee therein.

MODIFICATION AGREEMENT FROM GARY E WELCH AND BRENDA K WELCH TO JPMORGAN CHASE BANK, N.A. DATED DECEMBER 4, 2015, RECORDED JANUARY 4, 2016, VOLUME/BOOK NA PAGE NA DOCUMENT 2016-000002 BEING INCREASED BY TO FORM A SINGLE LIEN OF 97,489.03.

Property address known as 5436 SUMMERFIELD WAY, KLAMATH FALLS OR 97603.

J.P. MORGAN CHASE CUSTODY SERVICES, INC. hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said Beneficiary and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person(s) legally entitled thereto, all the estate now held by it under said Deed of Trust.


In witness whereof the undersigned JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 1111 POLARIS PKWY, COLUMBUS, OH 43240, as Beneficiary, and J. P. MORGAN CHASE CUSTODY SERVICES, INC., 780 Kansas Lane, Monroe, LA 71203, as Successor Trustee, has caused this instrument to be executed this December 1, 2022, each in its respective interest.

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

  
ANGELA WILLIAMS  
Vice President - Document Execution



J. P. MORGAN CHASE CUSTODY SERVICES, INC.,  
Substitute Trustee

  
EDNIQUE WILLIAMS  
Vice President - Document Execution



STATE OF Louisiana  
COUNTY/PARISH OF OUACHITA

On December 1, 2022, before me appeared ANGELA WILLIAMS, to me personally known, who did say that s/he/they is (are) the Vice President - Document Execution of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).

  
\_\_\_\_\_  
MARY BLANCHE - 64436, Notary Public  
LIFETIME COMMISSION

MARY BLANCHE  
Ouachita Parish, Louisiana  
LIFETIME COMMISSION  
NOTARY ID # 64436

STATE OF Louisiana  
COUNTY/PARISH OF OUACHITA

On December 1, 2022, before me appeared EDNIQUE WILLIAMS, to me personally known, who did say that s/he/they is (are) the Vice President - Document Execution of J. P. MORGAN CHASE CUSTODY SERVICES, INC. and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).

  
\_\_\_\_\_  
MARY BLANCHE - 64436, Notary Public  
LIFETIME COMMISSION

MARY BLANCHE  
Ouachita Parish, Louisiana  
LIFETIME COMMISSION  
NOTARY ID # 64436

Loan Number: 1880563781  
Outbound Date: 12/01/22  
MERS Phone: 1-888-679-6377  
MERS Address: P.O. Box 2026, Flint, MI 48501-2026  
MERS MIN: 100600900000102866