2023-000295

Klamath County, Oregon

01/13/2023 01:27:01 PM

Fee: \$92.00

OREGON COUNTY OF KLAMATH LOAN NO.: 0504427509



WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS 1795 INTERNATIONAL WAY **IDAHO FALLS, ID 83402** Рн. 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 DECEMBER 28, 2015, executed by ROYSE MICHAEL HANEY AND SHEENA HANEY, HUSBNAD AND WIFE, Trustor, to AMERITITLE, 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 DECEMBER 30, 2015 as Instrument No. 2015-013918 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: 4613 MEMORIE LN, KLAMATH FALLS, OR 97603

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 JANUARY 11, 2023.

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

ALEXANDRA BARZZE, 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 JANUARY 11, 2023.

FIRST AMERICAN TITLE INSURANCE COMPANY

SIERRA C. PREATOR. VICE PRESIDENT

POD: 20221228

FS8090112IM - LR - OR

Page 1 of 2

MIN: 100052550442750963

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On JANUARY 11, 2023, before me, TRITTANY DIXON, personally appeared ALEXANDRA BARZEE 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.

TRITTANY DIXON (COMMISSION EXP. 06/23/2026)

NOTARY PUBLIC

TRITTANY DIXON

Notary Public + State of Idaho

Commission Number 20202116

My Commission Expires Jun 23, 2026

STATE OF IDAHO

COUNTY OF BONNEVILLE

) ss.

On JANUARY 11, 2023, before me, CAMILLE DU PAR, personally appeared SIERRA C. PREATOR 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.

CAMILLE DU PAR (COMMISSION EXP. 07/15/2026)

NOTARY PUBLIC

CAMILLE DU PAR
Notary Public - State of Idaho
Commission Number 20202385
My Commission Expires Jul 15, 2026

FS8090112IM - LR - OR Loan No.: 0504427509