

2023-000691

Klamath County, Oregon



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02/01/2023 02:03:08 PM

Fee: \$92.00

RETURN TO: C. Riggsby  
Orion Financial Group, Inc.  
2860 Exchange Blvd. # 100  
Southlake TX 76092

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, whose address is P.O. Box 2026, Flint MI 48501-2026, hereby acknowledges that the below referenced deed of trust has been paid in full and, in consideration thereof, does hereby cancel and discharge said deed of trust.

Original Trustor: **JOAN RENEE BAKER AND ROBERT MICHAEL BAKER, AS TENANTS BY THE ENTIRETY**

Trustee: AMERITITLE, INC.

Original Nominee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS DESIGNATED NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Date of Deed of Trust: 10/31/2019

Note Amount: \$198,000.00

Date Recorded: November 1, 2019

Book/Page/Instrument Number: Document# 2019-012869

Property Address: 1740 DERBY ST, KLAMATH FALLS, OR 97603

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 01/25/2023.

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of AMERITITLE, INC., A Corporation, the original Trustee thereunder, NOW, THEREFORE, the undersigned hereby substitutes Journie D. Pinson, Vice President of Nationwide Escrow Services, Inc., as Trustee under said Deed of Trust, and as substitute Trustee, DOES HEREBY RECONVEY to the person or persons legally entitled thereto, without warranty, all the estate, title, and interest acquired by Trustee under said Deed of Trust. The land referred to in said Deed of Trust is situated in the State of Oregon, County of Klamath.

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

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

Journie D. Pinson, Vice President

By:

Heather Leanne Scott, Assistant Secretary



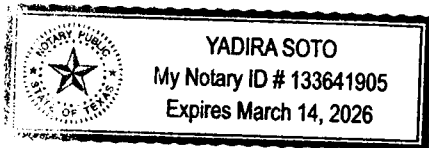
BAKER \*23002453\*

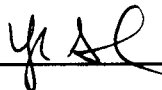
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**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

State of TX County of Tarrant

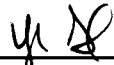
On 01/25/2023 before me, a Notary Public, in and for said county and state, personally appeared Heather Leanne Scott, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the corporation therein named, and he/she acknowledged to me that such corporation executed the same, and that he/she subscribed the name of said corporation thereto on its behalf. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

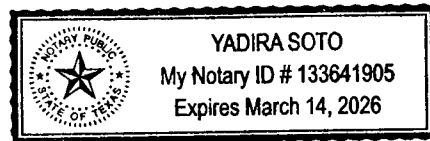


  
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Notary Public, Yadira Soto  
My Commission Expires: 03/14/2026

State of TX County of Tarrant

On 01/25/2023, before me, a Notary Public, in and for said county and state, personally appeared Journie D. Pinson, Vice President of Nationwide Escrow Services, Inc., Substitute Trustee for AMERITITLE, INC., (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, and he/she acknowledged to me that he/she executed the same. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
\_\_\_\_\_  
Notary Public, Yadira Soto  
My Commission Expires: 03/14/2026



\*23002453\*

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OR Klamath BSI/REL2MTGR