

Recording Requested By:  
UMPQUA BANK  
Prepared By: AUDREY B TRUMBLE  
855-369-2410  
When recorded mail to:  
CoreLogic  
P.O. Box 9232  
Coppell, TX 75019  
  
Case Nbr: 39785594  
Ref Number: 1428731143  
Tax ID: 121905  
3/16/2023  
Property Address:  
405 GRANT ST  
MERRILL, OR 97633  
OR0-R-ST39785594 E 2/17/2023 LRP001

This space for Recorder's use

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

UMPQUA BANK, AS SUCCESSOR IN INTEREST BY MERGER TO STERLING SAVINGS BANK, AS SUCCESSOR IN INTEREST BY MERGER TO KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION (LENDER), whose address is 540 MAIN STREET, KLAMATH FALLS, OR 97601, the present beneficiary for the Deed of Trust described below, does hereby substitute **Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation** as Trustee under said Deed of Trust in place of **WILLIAM L. SISEMORE**.

**Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation**, whose address is 293 East 1700 North, Mapleton, UT 84664, the present trustee for the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest conferred to said Trustee by the Deed of Trust described below:


Original Beneficiary: KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION  
Original Trustor(s): ERASMO A ROMERO AND MARIA T HERNANDEZ ROMERO, H & W  
Original Trustee: WILLIAM L. SISEMORE  
Date of Deed of Trust: 4/17/1998      Original Loan Amount: \$40,300.00  
Recorded in Klamath County, OR on: 4/22/1998, instrument number 56853, book M98 and page 13398




IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **2/17/2023**

**UMPQUA BANK, AS SUCCESSOR IN INTEREST BY MERGER TO STERLING SAVINGS BANK, AS SUCCESSOR IN INTEREST BY MERGER TO KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION (LENDER)**


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

By:   
**RATANAPHONE VILAYLEUTH, Vice President**  
State of **TX**, County of **Dallas**

By:   
**Cynthia Gay, Vice President**

On **2/17/2023**, before me, **EMMA VOGEL**, a Notary Public, personally appeared **RATANAPHONE VILAYLEUTH, Vice President of UMPQUA BANK, AS SUCCESSOR IN INTEREST BY MERGER TO STERLING SAVINGS BANK, AS SUCCESSOR IN INTEREST BY MERGER TO KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION (LENDER)** and **Cynthia Gay, Vice President of Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation** personally known to me to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they of his/her/their free act and deed executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public: **EMMA VOGEL**  
My Commission Expires : **12/22/2024**

