

2023-001274

Klamath County, Oregon



00311850202300012740020022

02/23/2023 11:05:44 AM

Fee: \$92.00

**WHEN RECORDED, MAIL TO:**

Shellpoint Mortgage Servicing  
C/O Nationwide Title Clearing,  
LLC 2100 Alt. 19 North  
Palm Harbor, FL 34683

**SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE**

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

WHEREAS, **PETER J. NIEMI AND SHERRI E. NIEMI** whose address is 1049 LAKESHORE DRIVE KLAMATH FALLS, OR 97601 was the original Trustor, **AMERI TITLE** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR CMG MORTGAGE, INC. DBA CMG FINANCIAL, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** was the designated nominee of the original beneficiary under that certain Deed of Trust dated 06/10/2013 in **KLAMATH** County, **Oregon**, under **Recording # 2013-006899**, recorded on 06/18/2013.

Property is commonly known as: 1049 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601.

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 2 / 1 / 2023 (MM/DD/YYYY)

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

By: Annette McElroy  
**Annette McElroy 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 ☒ physical presence or ☐ online notarization on 2 / 1 / 2023 (MM/DD/YYYY), by Annette McElroy as **VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR CMG MORTGAGE, INC. DBA CMG FINANCIAL, 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.

Vicky McCoy  
**Vicky McCoy**  
Notary Public - STATE OF FLORIDA  
Commission Expires: 12/18/2026



**VICKY MCCOY**  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMM# HH 328470  
EXPIRES: 12/18/2026

SPTRC 435687221 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100072400000841133 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T312301-11:28:40 [C-2] RCNOR1

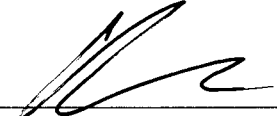
PAGE (1 of 2)



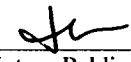
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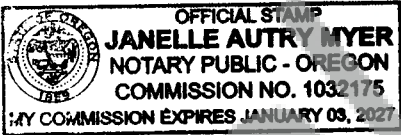
Dave Smith Whose address is 1754 Willamette Falls Dr. West Linn, OR 97068, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request from the designated nominee of the present Beneficiary and in accordance with the provisions 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 02 / 17 /2023 (MM/DD/YYYY)

By: , as Trustee  
Dave Smith Trustee  
Whose address is: 1754 Willamette Falls Dr., West Linn, OR 97068

STATE OF OREGON COUNTY OF CLACKAMAS  
This instrument was acknowledged before me on 02 / 17 /2023 (MM/DD/YYYY) by Dave Smith as Trustee of Dave Smith. He/she/they is (are) personally known to me.

  
Notary Public - State of OREGON  
Commission Expires: 01.03.2027



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100072400000841133 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
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