

Recording Requested By:
PHH MORTGAGE CORPORATION

When Recorded Return To:
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

Tax Id No: 380215

SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

PHH MORTGAGE CORPORATION #:0006496392 "HIGGINS" Lender ID:2592 Klamath, Oregon
MIN #: 100224640000526211 SIS #: 1-888-679-6377

Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for OWNIT MORTGAGE SOLUTIONS, INC., beneficiary of the security instrument, its successors and assigns is the present beneficiary of that certain Deed of Trust, Dated: 07/07/2006 made by TRAVIS HIGGINS AND BROOKE HIGGINS as the original Grantor(s), to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, as the original Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for OWNIT MORTGAGE SOLUTIONS, INC., beneficiary of the security instrument, its successors and assigns, as the original beneficiary, which Deed of Trust was recorded on 07/12/2006 in Book/Reel/Liber: M06 Page/Folio: 14076 as Instrument No.: N/A , in the official records of Klamath County, Oregon

Property Address: 1335 SHADOW LANE, KLAMATH FALLS, OR 97601

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for OWNIT MORTGAGE SOLUTIONS, INC., beneficiary of the security instrument, its successors and assigns HEREBY SUBSTITUTES FIRST AMERICAN TITLE INSURANCE COMPANY, Trustee in lieu of the above named Trustee under said Deed of Trust.

FIRST AMERICAN TITLE INSURANCE COMPANY hereby accepts said appointments as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said present Beneficiary and in accordance with the provisions of said Deed of Trust does hereby reconvey, without any covenant or warranty express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned under said Deed of Trust.

IN WITNESS WHEREOF, the present beneficiary and FIRST AMERICAN TITLE INSURANCE COMPANY have caused these presents to be executed by their duly authorized officers on the dates below written.

Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for OWNIT MORTGAGE SOLUTIONS, INC., beneficiary of the security instrument, its successors and assigns

On 01/19/2023

By: [Signature]
Joelly M Carvajal,
Assistant Secretary

By FIRST AMERICAN TITLE INSURANCE COMPANY as Trustee

On 1/24/2023

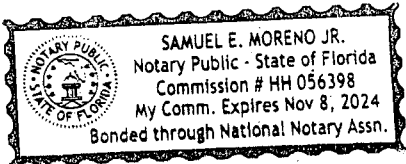
By: [Signature]
Jacki Wilkins
Vice President

STATE OF Florida
COUNTY OF Palm Beach

On 01/19/2023, before me by means of [x] physical presence or [] online notarization, Samuel E. Moreno Jr., a Notary Public in and for Palm Beach in the State of Florida, personally appeared Joelly M Carvajal, Assistant Secretary of Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for OWNIT MORTGAGE SOLUTIONS, INC., beneficiary of the security instrument, its successors and assigns, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/ their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

[Signature]
Samuel E. Moreno Jr.
Notary Expires: _____



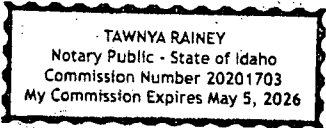
(This area for notarial seal)

STATE OF IDAHO
COUNTY OF BONNEVILLE

On JAN 24 2023, before me by means of ☒ physical presence or ☐ online notarization, Tawnya Rainey, a Notary Public in and for Bonneville in the State of Idaho, personally appeared JUCKI WILKINS, Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Tawnya Rainey
Notary Expires 5/5/2026 # 20201703



(This area for notarial seal)

EXHIBIT "A"

The land referred to in this Policy is situated in the State of Oregon, County of Klamath and is described as follows:

PARCEL 1:

A TRACT OF LAND IN LOT 3, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 1°55' EAST A DISTANCE OF 647.2 FEET AND NORTH 63°21' WEST A DISTANCE OF 657.1 FEET FROM THE IRON PIN WHICH MARKS THE SOUTHEAST CORNER OF LOT 3, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE, AND RUNNING THENCE; CONTINUING NORTH 63°21' WEST A DISTANCE OF 75 FEET TO IRON PIN; THENCE SOUTH 26°39' WEST A DISTANCE OF 282 FEET TO AN IRON PIN; THENCE SOUTH 63°21' EAST A DISTANCE OF 75 FEET TO A POINT; THENCE NORTH 26°39' EAST A DISTANCE OF 282 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND LOT 3, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LIES NORTH 1°55' EAST A DISTANCE OF 647.2 FEET AND NORTH 63°21' WEST A DISTANCE OF 582.1 FEET FROM THE IRON PIN WHICH MARKS THE SOUTHEAST CORNER OF LOT 3, SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE; CONTINUING NORTH 63°21' WEST A DISTANCE OF 75 FEET TO AN IRON PIN; THENCE SOUTH 26°39' WEST A DISTANCE OF 282 FEET TO AN IRON PIN; THENCE SOUTH 63°21' EAST A DISTANCE OF 75 FEET TO A POINT; THENCE NORTH 26°39' EAST A DISTANCE OF 282 FEET, MORE OR LESS TO THE POINT OF BEGINNING.



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