

2023-002000

Klamath County, Oregon



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03/23/2023 02:12:19 PM

Fee: \$97.00

Record and Return to:  
Lien Release  
JPMorgan Chase Bank, N.A.  
700 Kansas Lane  
Mail Code LA4-3120  
Monroe, LA 71203  
Telephone Nbr: 1-866-756-8747  
Loan No.: 2901792493

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

Pursuant to Ore. Rev. Stat. § 86.720.

The undersigned, beneficiary of a certain Deed of Trust dated April 11, 2006 made by DENISE SEBASTIAN, 3423 ALTAMONT DR, KLAMATH FALLS, OR 97603-7209, Trustor(s), to GROUP 9, INC., Trustee for WASHINGTON MUTUAL BANK, FA, Beneficiary, which Deed of Trust was recorded on April 27, 2006 in the Recorder's office, County of KLAMATH, State of Oregon, in Official Records in Volume/Book M06 at Page 08247 and/or as Document NA, as the undersigned Beneficiary hereby substitutes J. P. MORGAN CHASE CUSTODY SERVICES, INC., as Trustee in lieu of the Trustee therein.


MODIFICATION AGREEMENT FROM DENISE SEBASTIAN TO WASHINGTON MUTUAL BANK DATED JUNE 15, 2007, RECORDED JULY 13, 2007, VOLUME/BOOK NA PAGE NA DOCUMENT 2007-012458 BEING INCREASED BY \$14,000.00 TO FORM A SINGLE LIEN OF \$29,000.00.

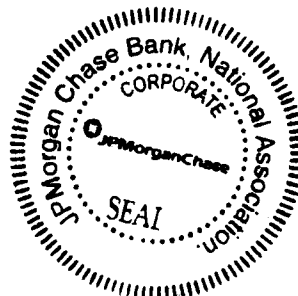
Property address known as 3423 ALTAMONT DRIVE, KLAMATH FALLS OR 97603.

J.P. MORGAN CHASE CUSTODY SERVICES, INC. hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said Beneficiary and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person(s) legally entitled thereto, all the estate now held by it under said Deed of Trust.

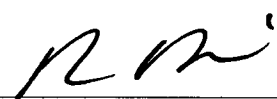
In witness whereof the undersigned JPMORGAN CHASE BANK, N.A., 1111 POLARIS PKWY, COLUMBUS, OH 43240, as Beneficiary, and J. P. MORGAN CHASE CUSTODY SERVICES, INC., 780 Kansas Lane, Monroe, LA 71203, as Successor Trustee, has caused this instrument to be executed this February 28, 2023, each in its respective interest.

JPMORGAN CHASE BANK, N.A.

  
DONNA ACREE  
Vice President - Document Execution



J. P. MORGAN CHASE CUSTODY SERVICES, INC.,  
Substitute Trustee

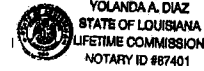
  
RHONDA BIAS  
Vice President - Document Execution



STATE OF Louisiana  
COUNTY/PARISH OF OUACHITA

On February 28, 2023, before me appeared DONNA ACREE, to me personally known, who did say that s/he/they is (are) the Vice President - Document Execution of JPMORGAN CHASE BANK, N.A. and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).

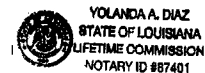
  
YOLANDA A. DIAZ - 87401, Notary Public  
LIFETIME COMMISSION



STATE OF Louisiana  
COUNTY/PARISH OF OUACHITA

On February 28, 2023, before me appeared RHONDA BIAS, to me personally known, who did say that s/he/they is (are) the Vice President - Document Execution of J. P. MORGAN CHASE CUSTODY SERVICES, INC. and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).

  
YOLANDA A. DIAZ - 87401, Notary Public  
LIFETIME COMMISSION



Loan Number: 2901792493  
Outbound Date: 02/28/23