

PARCEL ID #: 891690 / 3909-012BA-12900  
Requested and Prepared by:  
Clear Recon Corp.  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

When Recorded Mail To:  
Mortgage Disposition Department  
1 Corporate Drive Suite 360,  
Lake Zurich IL 60047-8945

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
Loan No.: \*\*\*\*\*6684 / TS No: 111626-OR / APN: 891690 / 3909-012BA-12900  
Property Address: 3125 HAMMER ST KLAMATH FALLS, OR 97603-7185

MERS No. 1006564-0001058463-6  
MERS Phone No. 1-888-679-6377  
MERS Address: P.O. Box 2026  
Flint, MI 48501-2026

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AXIA FINANCIAL LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS hereby grants, assigns and transfers to: AXIA FINANCIAL LLC DBA AXIA HOME LOANS LLC interest as beneficiary under that certain Deed of Trust dated: 6/12/2020 executed by JAMES C. PEREYRA, AN UNMARRIED MAN, Trustor(s), to AMERITITLE, original trustee, and recorded on 6/12/2020, as Instrument No. 2020-007253, of Official Records, in the office of the County Recorder's office of Klamath County, Oregon encumbering the land as fully described in said Deed of Trust and all rights accrued or to accrue under said Deed of Trust.

Date: March 22, 2023

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
DESIGNATED NOMINEE FOR AXIA FINANCIAL LLC,  
BENEFICIARY OF THE SECURITY INSTRUMENT, ITS  
SUCCESSORS AND ASSIGNS

Victoria Wolff  
By: Victoria Wolff  
Title: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Illinois } SS  
County of Lake }

On 03-22-2023 before me, Erik Baltazar, personally appeared Victoria Wolff who 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of said State that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature Erik Baltazar (Seal)  
OFFICIAL SEAL  
ERIK BALTAZAR  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES Apr. 19, 2025