

2023-002394

Klamath County, Oregon

04/04/2023 03:23:02 PM

Fee: \$92.00

OREGON

COUNTY OF KLAMATH

LOAN NO.: 0018578336



WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

APPOINTMENT OF SUCCESSOR TRUSTEE AND DEED OF RECONVEYANCE

WHEREAS, the Undersigned, TOWD POINT MORTGAGE TRUST 2016-3, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE is the current beneficiary of that certain Deed of Trust dated AUGUST 26, 2005, executed by RICHARD J. ANDERSON AND MICHELLE D. BAKER, HUSBAND AND WIFE, AS JOINT TENANTS, Trustor, to ROCKY MOUNTAIN NATIONAL A/K/A NATIONAL SETTLEMENT, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on SEPTEMBER 01, 2005 as Instrument No. M05-63359 in the Records of the County Clerk's Office in and for the County of KLAMATH, State of OREGON.

LEGAL DESCRIPTION: AS DESCRIBED IN SAID DEED OF TRUST

PROPERTY ADDRESS: 1860 HAWTHORNE, KLAMATH FALLS, OREGON 97601

WHEREAS, the Undersigned desires, to substitute a Trustee under said Deed of Trust, in the place and stead of the Current Trustee. NOW THEREFORE, the Undersigned does hereby appoint FIRST AMERICAN TITLE INSURANCE COMPANY, whose address is 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on APRIL 03, 2023.

TOWD POINT MORTGAGE TRUST 2016-3, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE BY SELECT PORTFOLIO SERVICING, INC., AS ATTORNEY IN FACT


BRYNLEE JONES, ASSISTANT SECRETARY

FIRST AMERICAN TITLE INSURANCE COMPANY, hereby accepts the appointment as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust described above. WHEREAS, having received from the above named current beneficiary a written request to reconvey, stating that the indebtedness has been paid in full and/or the purpose of the Deed of Trust has been fully satisfied. NOW THEREFORE, the Undersigned, as Successor Trustee, pursuant to the written request, does hereby grant and reconvey, without warranty, expressed or implied, to the PERSONS LEGALLY ENTITLED THERETO all the estate and interest held by it, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this APRIL 03, 2023.

FIRST AMERICAN TITLE INSURANCE COMPANY


CAMILLE DU PAR, VICE PRESIDENT

POD: 20230317

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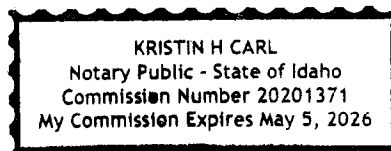
MIN: 100372405070772727

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On APRIL 03, 2023, before me, KRISTIN H. CARL, personally appeared BRYNLEE JONES known to me to be the ASSISTANT SECRETARY of SELECT PORTFOLIO SERVICING, INC., AS ATTORNEY IN FACT FOR TOWD POINT MORTGAGE TRUST 2016-3, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


KRISTIN H. CARL (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On APRIL 03, 2023, before me, CORAL MOSHER, personally appeared CAMILLE DU PAR known to me to be the VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


CORAL MOSHER (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC

