


2023-003017  
Klamath County, Oregon  
04/21/2023 02:19:01 PM  
Fee: \$92.00

Recording Requested By:  
UMPQUA BANK  
Prepared By: TINA K SANDOR-  
PROVENCHER  
Assistant Secretary  
855-369-2411  
When recorded mail to:  
CoreLogic  
P.O. Box 9232  
Coppell, TX 75019  
  
Case Nbr: 39830279  
Ref Number: 8501453957  
Tax ID: 424892  
5/19/2023  
Property Address:  
1380 WILD PLUM COURT  
KLAMATH FALLS, OR 97601-1982

OR0M-R~ST39830279 E 4/21/2023 LRP001

This space for Recorder's use

MIN #: 100045810003144497MERS Phone #: 888-679-6377

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., whose address is P.O. Box 2026, Flint, MI 48501-2026, AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the present beneficiary for the Deed of Trust described below, does hereby substitute Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation as Trustee under said Deed of Trust in place of AMERITITLE.


Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation, whose address is 293 East 1700 North, Mapleton, UT 84664, the present trustee for the Deed of Trust described below, in consideration of full payment and satisfaction of the debt secured thereunder, does hereby reconvey, without warranty, to the person(s) legally entitled thereto all of the estate, title and interest conferred to said Trustee by the Deed of Trust described below:

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE  
SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS  
  
Original Trustor(s): JOHN HILL AND KATHY HILL  
Original Trustee: AMERITITLE  
Date of Deed of Trust: 7/6/2020 Original Loan Amount: \$169,000.00  
Recorded in Klamath County, OR on: 7/10/2020, instrument number 2020-008428, book N/A and page N/A

IN WITNESS WHEREOF, the undersigned has caused this Substitution of Trustee and Deed of Reconveyance to be executed on **4/21/2023**

**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC., AS  
DESIGNATED NOMINEE FOR UMPQUA  
BANK, BENEFICIARY OF THE SECURITY  
INSTRUMENT, ITS SUCCESSORS AND  
ASSIGNS**


**Nationwide Escrow Services, Inc., an Oregon Domestic  
Business Corporation**

By:   
**AUDREY B TRUMBLE, Vice President**  
State of **TX**, County of **Dallas**

By:   
**Cynthia Gay, Vice President**

On **4/21/2023**, before me, **Ratanaphone Vilayleuth**, a Notary Public, personally appeared **AUDREY B TRUMBLE, Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR UMPQUA BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** and **Cynthia Gay, Vice President** of **Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation** personally known to me to be the person(s) whose name(s) is/are subscribed to the within document 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 document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public: **Ratanaphone Vilayleuth**  
My Commission Expires : **3/6/2024**  
TX - Signor1 and Trustee Signor (MERS)

