

2023-003229

Klamath County, Oregon

04/28/2023 02:08:01 PM

Fee: \$97.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Janeway Law Firm, LLC formerly known as Shapiro and Sutherland, LLC

1499 SE Tech Center Place

Suite 255

Vancouver, WA 98683

JLF File No. 23-128449

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Substitution of Trustee

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Nationstar Mortgage LLC

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Janeway Law Firm, LLC

4) TRUE AND ACTUAL CONSIDERATION | 5) SEND TAX STATEMENTS TO:

ORS 93.030(5) – Amount in dollars or other

\$ _____ Other _____

6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary

ORS 205.125(1)(e)

CHECK ONE: FULL

(If applicable) PARTIAL

| obligation imposed by the order

| or warrant. ORS 205.125(1)(c)

| \$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS

205.244: “RERECORDED AT THE REQUEST OF _____ TO
CORRECT _____ PREVIOUSLY RECORDED IN BOOK _____ AND PAGE
_____, OR AS FEE NUMBER _____.”

9) ALL DOCUMENTS REQUIRING A REFERENCE NUMBER: ORS 205.160(6)(7)(j):

Original recording information: Recd/Registr #2016-000230.

After Recording Return To:

Janeway Law Firm, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
JLF 23-128449

APPOINTMENT OF SUCCESSOR TRUSTEE

Deed of Trust Date:

January 4, 2016

Grantor[s]/Mortgagor[s]:

Douglas Ishmael and Rhonda L Ishmael, as tenants
by the entirety

Original Beneficiary/Mortgagee:

Mortgage Electronic Registration Systems, Inc., as
nominee for Primary Residential Mortgage, Inc., its
successors and assigns

Current Beneficiary/Mortgagee:

Nationstar Mortgage LLC

Recording Information:

January 11, 2016, in Instrument No. 2016-000230

County Where Property Situated:

Klamath

Servicing Agent:

Nationstar Mortgage LLC

Address of Servicing Agent

8950 Cypress Waters Blvd, Coppell, TX 75019

Original Trustee:

WFG National Title Insurance Company

Nationstar Mortgage LLC is the current beneficiary under said deed of trust.

The deed of trust describes the following property located in Klamath, OR, and more particularly described as:

Parcel 1: All the following described real property in the County of Klamath, State of Oregon, lying Northwesterly of the Dalles-California State Highway 97: Beginning at an iron pin on the Westerly line of RIVERVIEW subdivision, (located in SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon) which lies North 0°15' West along said Westerly line of RIVERVIEW a distance of 150 feet from the iron pin which marks the most Southerly corner of Lot 21, Block 7, RIVERVIEW, and running thence continuing North 0°15' West along the Westerly line of RIVERVIEW, a distance of 362 feet to an iron pin which marks the Northeast corner of the SW1/4 SW1/4 of said Section 5; thence South 89°45' West along the North line of the SW1/4 SW1/4 of Section 5, a distance of 490 feet to an iron pin; thence South 0°15' East a distance of 512 feet to an iron pin; thence North 89°45' East a distance of 290 feet to an iron pin; thence North 0°15' West a distance of 150 feet to an iron pin; thence North 89°45' East a distance of 200 feet more or less to the point of beginning, being in the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: A tract of land located in the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at the Northeast corner of the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°42' West 490.00 feet; thence South 0°18' East 572.00 feet to the true point of beginning of this description; thence South 0°18' East 145.42 feet, more or less, to the Northwestern right of way line of Highway 97; thence Northeasterly along said right of way line to a point North 89°42' East from the true point of beginning; thence South 89°42' West to the true point of beginning.

Commonly known as: 2400 Frontage Road, Klamath Falls, OR 97601

The beneficiary, pursuant to the terms of and authority granted under the deed of trust, hereby substitutes **Janeway Law Firm, LLC, whose address is 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683**, as successor trustee under the deed of trust with all powers of the original trustee, effective immediately.

Dated this ⁸²~~24th~~ ^{25th} day of April, 2023

Nationstar Mortgage LLC

By: Dexter Honeycutt
Printed Name: Dexter Honeycutt
Title: Doc Ex Associate
Date: 4-25-2023
^{24th 82 TH}

STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me this ^{24th 82 TH} ~~24th~~ ^{25th} day of April, 2023 by Dexter Honeycutt, as Doc Ex Associate of Nationstar Mortgage LLC, on behalf of said entity.

X Personally known

Produced identification: *ID number and type of ID* N/A

Talya Harris
Signature of Notary Public
Talya Harris
Printed Name of Notary Public, State of Texas

(NOTARY SEAL)

