

2023-003507

Klamath County, Oregon



00314546202300035070020027

05/08/2023 02:48:26 PM

Fee: \$92.00

RETURN TO: C. Riggsby
Orion Financial Group, Inc.
2860 Exchange Blvd. # 100
Southlake TX 76092

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, whose address is P.O. Box 2026, Flint MI 48501-2026, hereby acknowledges that the below referenced deed of trust has been paid in full and, in consideration thereof, does hereby cancel and discharge said deed of trust.

Original Trustor: JUSTIN VIAN

Trustee: AMERITITLE

Original Nominee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS DESIGNATED NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Date of Deed of Trust: 12/18/2019

Note Amount: \$257,254.00

Date Recorded: December 19, 2019

Book/Page/Instrument Number: Instrument# 2019-014753

Property Address: 6641 PAINT HORSE WAY, KLAMATH FALLS, OR 97601

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 05/03/2023.

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of AMERITITLE, A Corporation, the original Trustee thereunder, NOW, THEREFORE, the undersigned hereby substitutes Connie M. Riggsby, Vice President of Nationwide Escrow Services, Inc., as Trustee under said Deed of Trust, and as substitute Trustee, DOES HEREBY RECONVEY to the person or persons legally entitled thereto, without warranty, all the estate, title, and interest acquired by Trustee under said Deed of Trust. The land referred to in said Deed of Trust is situated in the State of Oregon, County of Klamath.

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
("MERS") AS DESIGNATED NOMINEE FOR MORTGAGE SOLUTIONS
OF COLORADO, LLC BENEFICIARY OF THE SECURITY
INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Connie M. Riggsby, Vice President

By:

Journie Dawn Pinson, Assistant Secretary



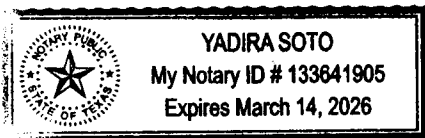
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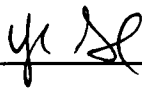
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Southlake TX 76092

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

State of TX County of Tarrant

On 05/03/2023 before me, a Notary Public, in and for said county and state, personally appeared Journie Dawn Pinson, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the corporation therein named, and he/she acknowledged to me that such corporation executed the same, and that he/she subscribed the name of said corporation thereto on its behalf. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

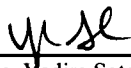




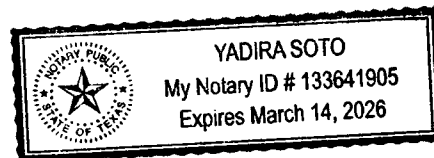
Notary Public, Yadira Soto
My Commission Expires: 03/14/2026

State of TX County of Tarrant

On 05/03/2023, before me, a Notary Public, in and for said county and state, personally appeared Connie M. Riggsby, Vice President of Nationwide Escrow Services, Inc., Substitute Trustee for AMERITITLE, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, and he/she acknowledged to me that he/she executed the same. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public, Yadira Soto
My Commission Expires: 03/14/2026



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OR Klamath BSI/REL2MTGR