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05/16/2023 11:44:01 AM

Fee: \$102.00

Record and Return to:
Lien Release
JPMorgan Chase Bank, N.A.
700 Kansas Lane
Mail Code LA4-3120
Monroe, LA 71203
Telephone Nbr: 1-866-756-8747
Loan No.: 3900392299

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

Pursuant to Ore. Rev. Stat. § 86.720.

The undersigned, beneficiary of a certain Deed of Trust dated December 10, 2003 made by JEFFREY J WELLS AND JULIA E WELLS, 4028 SUMMERS LN, KLAMATH FALLS, OR 97603-7422, Trustor(s), to GROUP 9, INC., Trustee for WASHINGTON MUTUAL BANK, Beneficiary, which Deed of Trust was recorded on December 19, 2003 in the Recorder's office, County of KLAMATH, State of Oregon, in Official Records in Volume/Book M03 at Page 92022 and/or as Document NA, as the undersigned Beneficiary hereby substitutes J. P. MORGAN CHASE CUSTODY SERVICES, INC., as Trustee in lieu of the Trustee therein.

MODIFICATION AGREEMENT FROM JEFFREY J WELLS AND JULIA E WELLS TO WASHINGTON MUTUAL BANK DATED JANUARY 12, 2006, RECORDED JANUARY 31, 2006, VOLUME/BOOK M06 PAGE 01856 DOCUMENT NA BEING INCREASED BY \$20,000.00 TO FORM A SINGLE LIEN OF \$49,905.00.

MODIFICATION AGREEMENT FROM JEFFREY J WELLS AND JULIA E WELLS TO WASHINGTON MUTUAL BANK DATED NOVEMBER 17, 2006, RECORDED DECEMBER 13, 2006, VOLUME/BOOK NA PAGE NA DOCUMENT 2006-024642 BEING INCREASED BY \$51,000.00 TO FORM A SINGLE LIEN OF \$100,905.00.

Property address known as 4028 SUMMERS LN, KLAMATH FALLS OR 97603.

J.P. MORGAN CHASE CUSTODY SERVICES, INC. hereby accepts said appointment as Trustee under the above Deed of Trust, and as Successor Trustee, and pursuant to the request of said Beneficiary and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person(s) legally entitled thereto, all the estate now held by it under said Deed of Trust.


In witness whereof the undersigned JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 1111 POLARIS PKWY, COLUMBUS, OH 43240, as Beneficiary, and J. P. MORGAN CHASE CUSTODY SERVICES, INC., 780 Kansas Lane, Monroe, LA 71203, as Successor Trustee, has caused this instrument to be executed this May 10, 2023, each in its respective interest.

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION


DONNA ACREE
Vice President - Document Execution



J. P. MORGAN CHASE CUSTODY SERVICES, INC.,
Substitute Trustee


EDNIQUE WILLIAMS
Vice President - Document Execution



STATE OF Louisiana
COUNTY/PARISH OF OUACHITA

On May 10, 2023, before me appeared DONNA ACREE, to me personally known, who did say that s/he/they is (are) the Vice President - Document Execution of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).

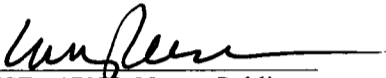


EVA REESE - 17070, Notary Public
LIFETIME COMMISSION

Eva Reese
Ouachita Parish, Louisiana
Lifetime Commission
Notary Public ID # 17070

STATE OF Louisiana
COUNTY/PARISH OF OUACHITA

On May 10, 2023, before me appeared EDNIQUE WILLIAMS, to me personally known, who did say that s/he/they is (are) the Vice President - Document Execution of J. P. MORGAN CHASE CUSTODY SERVICES, INC. and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that s/he/they acknowledged the instrument to be the free act and deed of the corporation (or association).



EVA REESE - 17070, Notary Public
LIFETIME COMMISSION

Eva Reese
Ouachita Parish, Louisiana
Lifetime Commission
Notary Public ID # 17070

Loan Number: 3900392299
Outbound Date: