



00315229202300040770020021

Recording Requested By:
M&T Bank

05/30/2023 11:06:23 AM

Fee: \$92.00

When Recorded Return To:

Lien Release Dept
M&T Bank
4th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240

SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

M&T Bank#: 0104177175 "GARCIA" R06/890 0207546812 1045511468 Klamath, Oregon

MIN #:100186300001213964 SIS #: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X, beneficiary of the security instrument, its successors and assigns is the present nominee for the Beneficiary of that certain Deed of Trust, Dated: 09-16-2011 made by SILVIA P GARCIA as the original Grantor(s), to AMERITITLE, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR STERLING SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 09-21-2011 as Instrument No.: 2011-010611, Book/Reel/Liber: N/A, Page/Folio: N/A, in the official records of Klamath County, Oregon

Property Address: 1829 WIARD ST, KLAMATH FALLS, OR 97603

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X, beneficiary of the security instrument, its successors and assigns
HEREBY SUBSTITUTES Dave Smith, The Smith Firm P.C., Trustee in lieu of the above named Trustee under said Deed of Trust.

Dave Smith, The Smith Firm P.C. hereby accepts said appointments as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said present nominee for the Beneficiary and in accordance with the provisions of said Deed of Trust does hereby reconvey, without any covenant or warranty express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned under said Deed of Trust.

IN WITNESS WHEREOF, the present nominee for the Beneficiary and Dave Smith, The Smith Firm P.C. have caused these presents to be executed by their duly authorized officers on the dates below written.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X, beneficiary of the security instrument, its successors and assigns

On May 1st, 2023

By: [Signature]
Susan M. Portis, Assistant Secretary

By Dave Smith, The Smith Firm P.C. as Trustee
On May 23rd 2023

By: [Signature]
Dave Smith, The Smith Firm P.C.,
Trustee

STATE OF New York
COUNTY OF Erie

*Sterling Savings Bank

On the 1st day of May in the year 2023 before me, the undersigned, personally appeared Susan M. Portis, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR X, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,

Cheryl L. Colt

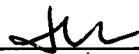
Cheryl L. Colt
Notary Public State of New York
Notary Expires: 7/29/2025 #01C06286533
Qualified in Erie County

CHERYL L COLT
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01C06286533
COMM. EXP. 07/29/2025

STATE OF OK
COUNTY OF Clackamas

On May 23rd, 2023, before me, Janelle Autry Myer, a Notary Public in and for Clackamas in the State of OK, personally appeared Dave Smith, The Smith Firm P.C., Trustee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,


01.03.2027

