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05/30/2023 11:43:51 AM

Fee: \$92.00

Recording Requested By:
UMPQUA BANK
Prepared By: **Audrey B Trumble**
855-369-2410
When recorded mail to:
CoreLogic
P.O. Box 9232
Coppell, TX 75019



Case Nbr: **39835605**
Ref Number: **8501386995**
Tax ID: **14763**
5/27/2023

Property Address:
2030 SARGENT AVE
KLAMATH FALLS, OR 97601

OR0-R-ST39835605 E 5/4/2023 OREGON

This space for Recorder's use

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, AS SUCCESSOR-IN-INTEREST TO UMPQUA BANK, AN OREGON STATE-CHARTERED BANK, whose address is **725 SUMMER ST NE, STE. B SALEM, OREGON 97301**, 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: **UMPQUA BANK**
Original Trustor(s): **STEVEN S VANNARATH**
Original Trustee: **AMERITITLE**

Date of Deed of Trust: **12/14/2018** Original Loan Amount: **\$125,252.00**

Recorded in **Klamath County, OR** on: **12/20/2018**, instrument number **2018-015159**, book **N/A** and page **N/A**



8501386995

IN WITNESS WHEREOF, the undersigned has caused this document be executed on 5/4/2023

OREGON HOUSING AND COMMUNITY SERVICES
DEPARTMENT, STATE OF OREGON, AS SUCCESSOR-IN-
INTEREST TO UMPQUA BANK, AN OREGON STATE-
CHARTERED BANK

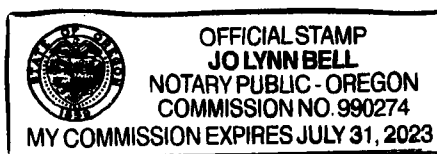
By: Kim Freeman
Kim Freeman, Homeownership Section Manager

State of OR, County of Marion

On 5/4/2023, before me, Jolynn Bell, a Notary Public, personally appeared **Kim Freeman, Homeownership Section Manager of OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT, STATE OF OREGON, AS SUCCESSOR-IN-INTEREST TO UMPQUA BANK, AN OREGON STATE-CHARTERED BANK** 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 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.

Jolynn Bell
Notary Public: #990274 Oregon
My Commission Expires: 7/31/2023



Nationwide Escrow Services, Inc., an Oregon Domestic Business Corporation, the present trustee for the Deed of Trust described above, 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 above.

IN WITNESS WHEREOF, the undersigned has caused this document be executed on 5-22-23

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

By: Audrey B Trumble
Audrey B Trumble, Authorized Signor

State of **TX**, County of **Dallas**

On 5-22-23, before me, Cynthia Gay, a Notary Public, personally appeared **Audrey B Trumble, Authorized Signor 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.

Cynthia Gay
Notary Public: _____
My Commission Expires: _____

