

**2023-005692**

**Klamath County, Oregon**

07/11/2023 08:08:02 AM

Fee: \$97.00

AFTER RECORDING RETURN TO:

DOC SOLUTIONS ATTN: REGINA MONTS / LORI LOWE 2316 SOUTHMORE AVE PASADENA, TX 77502

RELEASE PREPARED BY  
CELINK/LAUREN ALLWARD  
3900 Capital City Blvd  
Lansing, MI 48906

DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described herein. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described assigned, transferred, released, or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

CelinkMI/ROL  
Loan #: 3186896-ER



\* 1 3 6 9 0 0 0 \*

MERS Telephone No. 1-888-679-6377

**STATE OF OREGON**

**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR American Advisors Group, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, the current holder of the obligations secured by that certain Deed of Trust, described below does hereby substitute Kevin P Moran, Attorney at Law, whose address is 9057 Washington Avenue NW, Silverdale, WA 98383 as trustee in lieu of the named Trustee under said Deed of Trust. Kevin P. Moran hereby accepts said appointment as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said Owner and Holder, does hereby reconvey without warranty to the person(s) legally entitled thereto, all estate now held by it under said Deed of Trust.

Trustor: Leonard N. Poulsen and Nancy J. Poulsen, husband and wife, as tenants by the entirety, of the deed of trust, and any trustor or successor in interest on whose behalf payment was made

Original Trustee: FIDELITY NATIONAL TITLE COMPANY

Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR AMERICAN ADVISORS GROUP BENEFICIARY OF THE SECURITY INSTRUMENT, its successors and assigns

Dated: 12/23/2020

Amount: \$586,500.00

Recorded: 1/11/2021 in KLAMATH County, State of Oregon as Instrument or Auditor No. 2021-000447

DATE: \_\_\_\_\_ day of JUL 06 2023.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR American Advisors Group , BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

BY: Patty Ling  
NAME: Patty Ling  
TITLE: Assistant Secretary

STATE OF MICHIGAN

COUNTY OF CLINTON

Before me, the undersigned officer, on this day, personally appeared Patty Ling the Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR American Advisors Group , BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal this \_\_\_\_\_ day of JUL 06 2023.

Susan Borton  
NOTARY PUBLIC, STATE OF MICHIGAN

**SUSAN BORTON**  
NOTARY PUBLIC-STATE OF MICHIGAN  
COUNTY OF EATON  
My Commission Expires October 17, 2028  
Acting in the County of Clinton

TSI # : R324494G

1369000

Loan #: 3186896

Kevin P. Moran, Attorney at Law



Kevin P. Moran, Attorney at Law (Successor Trustee)

State of Washington  
County of Kitsap

On 07/10/2023, before me, Jill O'Connor, a Notary Public qualified for said County, personally came Kevin P. Moran, Attorney at Law known to be the identical person who executed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed for the uses and purposed therein mentioned.

Witness my hand and official seal,



NOTARY PUBLIC  
STATE OF WASHINGTON  
JILL O'CONNOR  
COMMISSION EXPIRES 01/10/2026  
COMM LIC# 22005302

Jill O'Connor  
Notary Public in and for the State of Washington  
Commission Lic# 22005302  
Commission Expires# 01/10/2026