

2023-006724

Klamath County, Oregon

08/08/2023 02:20:02 PM

Fee: \$92.00

OREGON

COUNTY OF **KLAMATH**

LOAN NO.: **0505856092**



WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

PARCEL No. **3809-028BC-06500**

APPOINTMENT OF SUCCESSOR TRUSTEE AND DEED OF RECONVEYANCE

WHEREAS, the Undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **FLAGSTAR BANK, FSB, BENEFICIARY OF THE SECURITY INSTRUMENT**, ITS SUCCESSORS AND ASSIGNS is the current beneficiary of that certain Deed of Trust dated **OCTOBER 13, 2022**, executed by **ABIGAIL MENDEZ-VENEGAS**, Trustor, to **AMERITITLE, LLC DBA AMERITITLE**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **FLAGSTAR BANK, FSB, BENEFICIARY OF THE SECURITY INSTRUMENT**, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **OCTOBER 14, 2022** as Instrument No. **2022-012318** in the Records of the County Clerk's Office in and for the County of **KLAMATH**, State of **OREGON**.


LEGAL DESCRIPTION: **AS DESCRIBED IN SAID DEED OF TRUST**

PROPERTY ADDRESS: **1015 N ELDORADO AVE, KLAMATH FALLS, OREGON 97601-1848**

WHEREAS, the Undersigned desires, to substitute a Trustee under said Deed of Trust, in the place and stead of the Current Trustee. NOW THEREFORE, the Undersigned does hereby appoint **FIRST AMERICAN TITLE INSURANCE COMPANY**, whose address is **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on **AUGUST 04, 2023**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR **FLAGSTAR BANK, FSB, BENEFICIARY OF THE SECURITY INSTRUMENT**, ITS SUCCESSORS AND ASSIGNS



TRACY ALBERTSON, VICE PRESIDENT

FIRST AMERICAN TITLE INSURANCE COMPANY, hereby accepts the appointment as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust described above. WHEREAS, having received from the above named current beneficiary a written request to reconvey, stating that the indebtedness has been paid in full and/or the purpose of the Deed of Trust has been fully satisfied. NOW THEREFORE, the Undersigned, as Successor Trustee, pursuant to the written request, does hereby grant and reconvey, without recourse, representation or warranty, expressed or implied, to the PERSONS LEGALLY ENTITLED THERETO all the estate and interest held by it, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this **AUGUST 04, 2023**.

FIRST AMERICAN TITLE INSURANCE COMPANY



SIERRA C. PREATOR, VICE PRESIDENT

POD: 20230721

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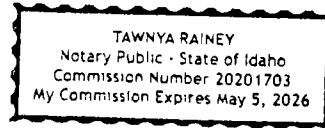
MIN: 100052550585609208

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 04, 2023, before me, TAWNYA RAINEY, personally appeared TRACY ALBERTSON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FLAGSTAR BANK, FSB, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


TAWNYA RAINEY (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On AUGUST 04, 2023, before me, CORAL MOSHER, personally appeared SIERRA C. PREATOR known to me to be the VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


CORAL MOSHER (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC

