

2023-006943

Klamath County, Oregon

08/15/2023 08:45:02 AM

Fee: \$92.00

RETURN TO: C. Riggsby
Orion Financial Group, Inc.
2860 Exchange Blvd. # 100
Southlake TX 76092

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, whose address is P.O. Box 2026, Flint MI 48501-2026, hereby acknowledges that the below referenced deed of trust has been paid in full and, in consideration thereof, does hereby cancel and discharge said deed of trust.

Original Trustor: **JAMES HULL AND KAYLA HULL, AS TENANTS BY THE ENTIRETY**

Trustee: AMERITITLE

Original Nominee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

Date of Deed of Trust: 10/9/2020

Note Amount: \$333,680.00

Date Recorded: October 13, 2020

Book/Page/Instrument Number: Instrument# 2020-013089

Property Address: 7612 JACKS WAY, KLAMATH FALLS, OR 97603

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 08/02/2023.

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of AMERITITLE, A Corporation, the original Trustee thereunder, NOW, THEREFORE, the undersigned hereby substitutes Yadira Soto, Vice President of Nationwide Escrow Services, Inc., as Trustee under said Deed of Trust, and as substitute Trustee, DOES HEREBY RECONVEY to the person or persons legally entitled thereto, without warranty, all the estate, title, and interest acquired by Trustee under said Deed of Trust. The land referred to in said Deed of Trust is situated in the State of Oregon, County of Klamath.


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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
("MERS") AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC,
BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS
AND ASSIGNS



Yadira Soto, Vice President

By:



Journie Dawn Pinson, Assistant Secretary



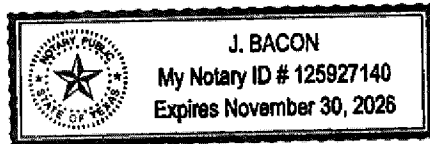
HULL *23044815*

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SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

State of TX County of Tarrant

On 08/02/2023 before me, a Notary Public, in and for said county and state, personally appeared Journie Dawn Pinson, Assistant Secretary, for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument on behalf of the corporation therein named, and he/she acknowledged to me that such corporation executed the same, and that he/she subscribed the name of said corporation thereto on its behalf. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



A handwritten signature in black ink, appearing to be 'J. Bacon', written over a horizontal line.

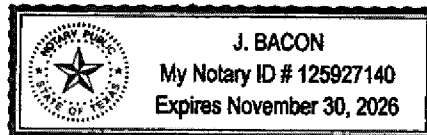
Notary Public, J.Bacon
My Commission Expires: 11/30/2026

State of TX County of Tarrant

On 08/02/2023, before me, a Notary Public, in and for said county and state, personally appeared Yadira Soto, Vice President of Nationwide Escrow Services, Inc., Substitute Trustee for AMERITITLE, (known to me) (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, and he/she acknowledged to me that he/she executed the same. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

A handwritten signature in black ink, appearing to be 'J. Bacon', written over a horizontal line.

Notary Public, J.Bacon
My Commission Expires: 11/30/2026



23044815

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OR Klamath BSI/REL2MTGR