

2023-006979

Klamath County, Oregon

08/15/2023 01:00:02 PM

Fee: \$92.00

**OREGON**

COUNTY OF KLAMATH



WHEN RECORDED MAIL TO:  
**FIRST AMERICAN MORTGAGE SOLUTIONS**  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402  
PH. 208-528-9895

**APPOINTMENT OF SUCCESSOR TRUSTEE AND DEED OF RECONVEYANCE**

WHEREAS, the Undersigned, **BANK OF AMERICA, N.A.** is the current beneficiary of that certain Deed of Trust dated **APRIL 20, 2010**, executed by **RONALD L MCCLURE AND ROSALIND J MCCLURE TENANTS BY THE ENTIRETY**, Trustor, to **AMERITITLE**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK DBA MISSION HILLS MORTGAGE BANKERS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **APRIL 28, 2010** as Instrument No. **2010-005038** in the Records of the County Clerk's Office in and for the County of **KLAMATH**, State of **OREGON**.

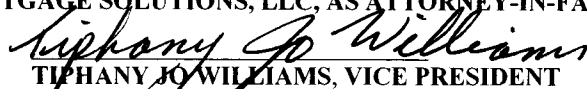
LEGAL DESCRIPTION: **AS DESCRIBED IN SAID DEED OF TRUST**

PROPERTY ADDRESS: **7736 KINGS WAY, KLAMATH FALLS, OREGON 97603**

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 14, 2023**.


**BANK OF AMERICA, N.A., BY FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT**

  
**TIPHANY JO WILLIAMS, 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 14, 2023**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
**CORAL MOSHER, VICE PRESIDENT**

POD: 20230805

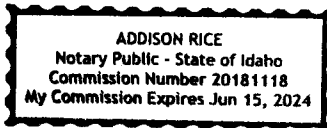
BA8050117IM - LR - OR



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

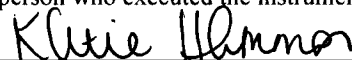
On AUGUST 14, 2023, before me, ADDISON RICE, personally appeared TIPHANY JO WILLIAMS known to me to be the VICE PRESIDENT of FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT FOR BANK OF AMERICA, N.A. the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

  
ADDISON RICE (COMMISSION EXP. 06/15/2024)  
NOTARY PUBLIC



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On AUGUST 14, 2023, before me, KATIE HAMMON, personally appeared CORAL MOSHER 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.

  
KATIE HAMMON (COMMISSION EXP. 06/23/2026)  
NOTARY PUBLIC

