

2023-009745

Klamath County, Oregon

11/13/2023 08:35:01 AM

Fee: \$87.00

**OREGON**

COUNTY OF KLAMATH

LOAN NO.: 0848164463

[ISHMAEL]

WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402, PH. 208-528-9895



**ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR HIS SUCCESSOR IN INTEREST**

FOR VALUE RECEIVED, **ALLIED FIRST BANK, SB DBA SERVBANK**, located at **3138 E. ELWOOD ST, PHOENIX, AZ 85034**, Assignor, who is the beneficiary, his successor in interest, or nominee thereof, under the below described Deed of Trust, does hereby grant, assign, transfer, and set over, without recourse, representation or warranty, expressed or implied, unto **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")** as nominee for **ALLIED FIRST BANK, SB DBA SERVBANK**, its successors and assign, located at **P.O. BOX 2026, FLINT, MICHIGAN 48501-2026**, hereinafter called Assignee, his executors, administrators, successors and assigns, all of Assignor's rights, benefits, whatsoever accrued or to accrue, and its interest in and under that certain Deed of Trust described below.

Said Deed of Trust dated **JANUARY 04, 2016**, executed and delivered by **DOUGLAS ISHMAEL AND RHONDA L ISHMAEL, AS TENANTS BY THE ENTIRETY**, Trustor(s), to **WFG NATIONAL TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **PRIMARY RESIDENTIAL MORTGAGE, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, or designated nominee of the Original Beneficiary, and recorded on **JANUARY 11, 2016** as Instrument No. **2016-000230** in the Records of the County Clerk's Office for **KLAMATH** County, State of **OREGON**, conveying the real property in said county, described as follows:

**AS DESCRIBED IN SAID DEED OF TRUST**

PROPERTY ADDRESS: **2400 FRONTAGE RD, KLAMATH FALLS, OR 97601**

Assignor, the undersigned, does hereby covenant to and with said Assignee that the undersigned is the Beneficiary, his successor in interest, or the nominee thereof, under said Deed of Trust and that he has good right to convey, transfer, and assign the same, as aforesaid.

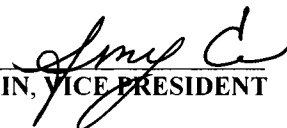
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)** is appointed as the nominee for the Beneficiary to exercise the rights, duties and obligations of the Beneficiary as Beneficiary may from time to time direct, including but not limited to appointing a successor trustee, assigning, or releasing, in whole or in part the Security Instrument, foreclosing or directing the trustee to institute foreclosure of the Security Instrument, or taking such other actions as Beneficiary may deem necessary or appropriate under the Security Instrument.

The Beneficiary designates **MERS** as the nominee for the Beneficiary and any notice required by applicable law or the Security Instrument to be served on the Beneficiary must also be served on **MERS** as the designated nominee for Beneficiary.

In construing this instrument and whenever the contest hereof so requires, the masculine gender includes the feminine and the neuter and the singular number includes the plural.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **NOVEMBER 08, 2023**.

**ALLIED FIRST BANK, SB DBA SERVBANK**

  
AMY COLVIN, VICE PRESIDENT

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MIN: 100146460000502228

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **NOVEMBER 08, 2023**, before me, **KATIE OLSON**, personally appeared **AMY COLVIN** known to me to be the **VICE PRESIDENT** of **ALLIED FIRST BANK, SB DBA SERVBANK** 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 OLSON (COMM. EXP. 02/26/2027)  
NOTARY PUBLIC

