2023-009761

Klamath County, Oregon

11/13/2023 10:25:01 AM

Fee: \$92.00

WHEN RECORDED, MAIL TO: Shellpoint Mortgage Servicing C/O Nationwide Title Clearing, LLC 2100 Alt. 19 North Palm Harbor, FL 34683

## SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

WHEREAS, LAFRETTA ANN WITHERELL whose address is 3736 HOPE STREET KLAMATH FALLS, OR 97603 was the original Trustor, ASPEN TITLE & ESCROW was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR CHAPEL MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original beneficiary under that certain Deed of Trust dated 03/25/2004 in KLAMATH County, Oregon, under Vol M04 and Page 19558, recorded on 04/06/2004.

Property is commonly known as: 4350 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603.

WHEREAS, the undersigned, acknowledging full payment of said Deed of Trust and debt, desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes COVIUS TITLE AGENCY, LLC, as Trustee under said Deed of Trust and directs said COVIUS TITLE AGENCY, LLC to reconvey, without warranty, to the parties entitled thereto the estate now held by the Trustee under said Deed of Trust.

that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument. IN WITNESS WHEREOF, I

have hereunto set my hand and affixed my notarial seal the day and year last written.

EDWARD MELVIN BORN III

Notary Public - STATE OF ARIZONA
Commission Expires: 3/0/15-16

EDWARD MELVIN BORN III

NOTARY PUBLIC - ARIZONA

Maricopa County

Commission # 624619

My Comm. Exp. March 17, 2026

Document Prepared By: Doc Curative Department, NewRez LLC dba Shellpoint Mortgage Servicing, 75 Beattie Place, Suite 300, Greenville, SC 29601, Toll-free Phone: (800) 365-7107 SPTRC 439470695 BANA (R) T072311-01:24:36 [C-2] RCNOR1

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COVIUS TITLE AGENCY, LLC, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

Dated on 11/13 /2023 (MM/DD/YYYY) COVIUS TITLE AGENCY, LLC

## NOTARIAL ACKNOWLEDGMENT

Attached to Substitution of Trustee and Full Reconveyance dated: 2 pages including this page

STATE OF FLORIDA COUNTY OF PINELLAS

Julic/Martens

Notary Public - State of FLORIDA Commission Expires: 05/22/2026

JULIE MARTENS NOTARY PUBLIC STATE OF FLORIDA COMM# HH 243030 **EXPIRES: MAY 22, 2028** 

Document Prepared By: Doc Curative Department, NewRez LLC dba Shellpoint Mortgage Servicing, 75 Beattie Place, Suite 300, Greenville, SC 29601, Toll-free Phone: (800) 365-7107 SPTRC 439470695 BANA (R) T072311-01:24:36 [C-2] RCNOR1

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