

OREGON

COUNTY OF KLAMATH

LOAN NO.: 0000630803



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, **DEED STREET CAPITAL, LLC** is the current beneficiary of that certain Deed of Trust dated **JUNE 04, 2018**, executed by **KAREN E. JOHNSON AND JIM A ROSE**, Trustor, to **WESTERN TITLE & ESCROW COMPANY**, Original Trustee, for the benefit of **WANDA M. RIDENOUR**, Original Beneficiary, and recorded on **JUNE 13, 2018** as Instrument No. **2018-007153** **The following documents make reference to this document**The **PURCHASER** executed that certain Trust Deed (herein called "Deed of Trust") dated June 17, 2009 In favor of Wanda M. Ridenour, her heirs, successors and assigns, which encumbers the PROPERTY and secures the payment of that certain NOTE in the amount of \$95,000.00 which was executed In favor of Wanda M. Ridenour. Said Deed of Trust was recorded on June 24, 2009, under Instrument #2009-008747 in the records of Klamath County, Oregon. The terms of said Deed of Trust and Note were amended by an agreement recorded March 17, 2014 under Instrument #2014-002228. 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: **212 STEVENS ST., CRESCENT, OR 97733**

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 **NOVEMBER 28, 2023**.

DEED STREET CAPITAL, LLC, BY STATEBRIDGE COMPANY LLC, AS SERVICER AND ATTORNEY IN FACT


JEFFREY OSGOOD, 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 **NOVEMBER 28, 2023**.

FIRST AMERICAN TITLE INSURANCE COMPANY


SIERRA C. PREATOR, VICE PRESIDENT

POD: 20230731

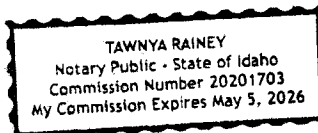
SB8070111IM - LR - OR



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **NOVEMBER 28, 2023**, before me, **TAWNYA RAINEY**, personally appeared **JEFFREY OSGOOD** known to me to be the **VICE PRESIDENT** of **STATEBRIDGE COMPANY, LLC AS ATTORNEY-IN-FACT FOR DEED STREET CAPITAL, LLC** 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 **NOVEMBER 28, 2023**, before me, **KRISTIN H. CARL**, 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.


KRISTIN H. CARL (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC

