

WHEN RECORDED, MAIL TO:
Evergreen Home Loans
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683
Loan Number 9901093600

SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

Address of Current Beneficiary: 4500 S LAKESHORE DR., STE 695 TEMPE, AZ 85282

WHEREAS, **SUSANNE LYNN DUNCAN** whose address is 2020 FAIRMOUNT ST KLAMATH FALLS, OR 97601 was the original Trustor, **FIRST AMERICAN TITLE COMPANY OF OREGON** was the original Trustee, and **EVERGREEN MONEYSOURCE MORTGAGE COMPANY** was the original Beneficiary under a certain Deed of Trust dated 08/31/2023 in **KLAMATH** County, **Oregon**, under **Recording # 2023-007710**, recorded on 09/05/2023.

Property is commonly known as: 2020 FAIRMOUNT ST, KLAMATH FALLS, OR 97601.

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.

Dated this 18th day of January in the year 2024
EVERGREEN MONEYSOURCE MORTGAGE COMPANY D/B/A EVERGREEN HOME LOANS

Tracy Rogers

TRACY ROGERS
VICE PRESIDENT

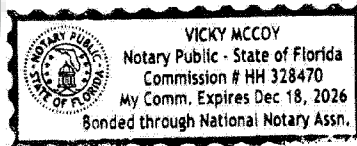
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 18th day of January in the year 2024, by Tracy Rogers as VICE PRESIDENT of EVERGREEN MONEYSOURCE MORTGAGE COMPANY D/B/A EVERGREEN HOME LOANS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Vicky McCoy

VICKY MCCOY
COMM EXPIRES: 12/18/2026



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PAGE (1 of 2)




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Loan Number 9901093600

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 this 18th day of January in the year 2024
COVIUS TITLE AGENCY, LLC



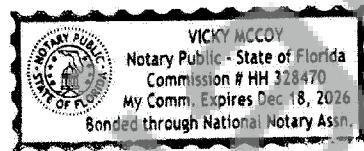
SUSAN HICKS
VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 18th day of January in the year 2024, by Susan Hicks as VICE PRESIDENT of COVIUS TITLE AGENCY, LLC, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



VICKY MCCOY
COMM EXPIRES: 12/18/2026



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PAGE (2 of 2)



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