

2024-001840

Klamath County, Oregon



00325931202400018400020022

03/11/2024 02:57:03 PM

Fee: \$92.00

Prepared By:
Esther Indumathi Raja
1427 ENERGY PARK DRIVE
ST. PAUL, MN 55108

When Recorded Return To:
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

Substitution of Trustee and Full Reconveyance

Date: **February 26, 2024**
MIN: 100023500150107035
MERS Phone: 888-679-6377

Loan: 8013158129
Package: 82447649
Document: 8341454

First American Title Insurance Company whose address is **1795 International Way, Idaho Falls, ID 83402**, is hereby appointed successor trustee under that certain Deed of Trust described below:

Borrowers: **MARY SUZETTE CHAPMAN AND KELLY VILLARREAL**
Original Nominee of the Beneficiary: **Mortgage Electronic Registration Systems, Inc., as designated nominee for EVERGREEN MONEYSOURCE MORTGAGE COMPANY, beneficiary of the security instrument, its successors and assigns** whose address is **P.O. Box 2026, Flint, MI 48501-2026**
Original Trustee: **AmeriTitle**
Loan Amount: **\$300,000.00**
Date of Deed of Trust: **June 8, 2015**
Date Recorded: **June 24, 2015**
Document Number: **2015-006671**
Recorded in the official records of Klamath County, State of Oregon

THIS MORTGAGE WAS RE-RECORDED ON 09/07/2016, AS DOC# 2016-009512.

Whereas, the undersigned desires, to a 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 **1795 International Way, Idaho Falls, ID 83402**, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed

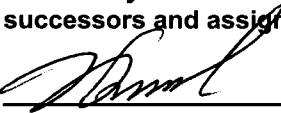
On this date of **26th** day of **February 2024**.

**Mortgage Electronic Registration Systems, Inc.,
as designated nominee for EVERGREEN
MONEYSOURCE MORTGAGE COMPANY,
beneficiary of the security instrument, its
successors and assigns**



U08341454

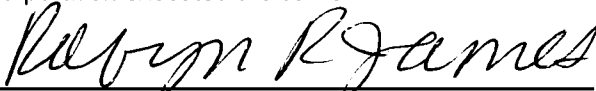
By:



Vadim S Tsvik, Vice President

STATE OF **Minnesota**)
COUNTY **Ramsey**) SS

This instrument was acknowledged before me on **February 26, 2024**, by **Vadim S Tsvik as Vice President of Mortgage Electronic Registration Systems, Inc., as designated nominee for EVERGREEN MONEYSOURCE MORTGAGE COMPANY, beneficiary of the security instrument, its successors and assigns** 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.



Robyn R James, Notary Public
Commission #: **1103907700034**
My Commission expires: **January 31, 2029**



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 purpose of the Deed of trust has been fully satisfied. NOW THEREFORE, the Undesignated, 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 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 date of **26th** day of **February 2024**.

First American Title Insurance Company
By: *Tiffany Jo Williams*
TIPHANY JO WILLIAMS Vice President

State of Idaho

County of Bonneville

On **MAR 01 2024** before me, *Ashley Rydalch*, personally appeared **TIPHANY JO WILLIAMS** 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.

Ashley Rydalch
Ashley Rydalch, Notary Public
My Commission expires: **MAR 29 2025**

