

2024-002767

Klamath County, Oregon

Recording Requested By:
M&T Bank



00327106202400027670020021

When Recorded Return To:

04/12/2024 11:41:20 AM

Fee: \$92.00

Lien Release Dept
M&T Bank
4th Floor - Lien Release Dept.
PO BOX 5178
Buffalo, NY 14240

SUBSTITUTION OF TRUSTEE & DEED OF RECONVEYANCE

M&T Bank#: 0101247989 "HILL" Q95/801 0225629000 0063236871 Klamath, Oregon

MIN #:100107311230702954 SIS #: 1-888-679-6377

LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT

is the present nominee for the Beneficiary of that certain Deed of Trust, Dated: 12-21-2012 made by JAMES R HILL as the original Grantor(s), to COMMONWEALTH LAND TITLE COMPANY, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR SUN WEST MORTGAGE COMPANY, INC., A CALIFORNIA CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 12-31-2012 as Instrument No.: 2012-014474, Book/Reel/Liber: N/A, Page/Folio: N/A, in the official records of Klamath County, Oregon

-LOAN MODIFICATION AGREEMENT Dated: 05-15-2015 Recorded: 07-08-2015 as Instrument No. 2015-007398, Book/Reel/Liber N/A, Page/Folio N/A, between JAMES R HILL and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR SUN WEST MORTGAGE COMPANY, INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS in the amount of \$122,890.03

-AGREEMENT FOR MODIFICATION OR EXTENSION OF MORTGAGE Dated: 08-26-2019 Recorded: 09-18-2019 as Instrument No. 2019-010865, Book/Reel/Liber N/A, Page/Folio N/A, between JAMES R HILL and LAKEVIEW LOAN SERVICING, LLC in the amount of \$63,031.92

Property Address: 10416 KINCHELOE AVENUE, KLAMATH FALLS, OR 97603-7164

LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT

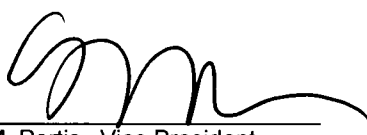
HEREBY SUBSTITUTES Dave Smith, the Smith Firm P.C., Trustee in lieu of the above named Trustee under said Deed of Trust.

Dave Smith, the Smith Firm P.C. hereby accepts said appointments as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said present nominee for the Beneficiary and in accordance with the provisions of said Deed of Trust does hereby reconvey, without any covenant or warranty express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned under said Deed of Trust.


IN WITNESS WHEREOF, the present nominee for the Beneficiary and Dave Smith, the Smith Firm P.C. have caused these presents to be executed by their duly authorized officers on the dates below written.

LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS
ATTORNEY-IN-FACT

POA: 8/13/2019 in Instrument No.: 2019-009154
On February 22nd, 2024

By: 
Susan M. Portis, Vice President

By Dave Smith, the Smith Firm P.C. as Trustee
On April 1, 2024

By: 
Dave Smith, The Smith Firm P.C.,
Trustee

STATE OF New York
COUNTY OF Erie

On the 22nd day of February in the year 2024 before me, the undersigned, personally appeared Susan M. Portis , Vice President of LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,

Cheryl L. Colt

Cheryl L. Colt
Notary Public State of New York
Notary Expires: 7/29/2025 #01C06286533
Qualified in Erie County

CHERYL L COLT
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01C06286533
COMM. EXP. 07/29/2025

STATE OF OR
COUNTY OF Clackamas

On April 1, 2024, before me, Janelle Autry Myer, a Notary Public in and for Clackamas in the State of OR, personally appeared Dave Smith, The Smith Firm P.C., trustee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Janelle Autry Myer
01.03.2027

