

2024-003198

Klamath County, Oregon

04/26/2024 12:24:02 PM

Fee: \$92.00

OREGON

COUNTY OF KLAMATH

LOAN NO.: 2015085646



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, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **DESIGNATED NOMINEE FOR BCK CAPITAL INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** is the current beneficiary of that certain Deed of Trust dated **MARCH 04, 2013**, executed by **JOHN DAVID NEWSOME AND VALJEAN NEWSOME**, Trustor, to **FIRST AMERICAN TITLE OF OREGON**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **DESIGNATED NOMINEE FOR BCK CAPITAL INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **MARCH 08, 2013** as Instrument No. **2013-002525** in the Records of the County Clerk's Office in and for the County of **KLAMATH**, State of **OREGON**.

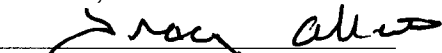
LEGAL DESCRIPTION: **AS DESCRIBED IN SAID DEED OF TRUST**

PROPERTY ADDRESS: **853 ROSEMONT CT, KLAMATH FALLS, OREGON 97603-7154**

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 SUCCESSOR BY MERGER TO FIRST AMERICAN TITLE OF OREGON**, 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 **APRIL 24, 2024**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS **DESIGNATED NOMINEE FOR BCK CAPITAL INC., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**


TRACY ALBERTSON, VICE PRESIDENT

FIRST AMERICAN TITLE INSURANCE COMPANY SUCCESSOR BY MERGER TO FIRST AMERICAN TITLE OF OREGON, 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 **APRIL 24, 2024**.

FIRST AMERICAN TITLE INSURANCE COMPANY SUCCESSOR BY MERGER TO FIRST AMERICAN TITLE OF OREGON


CORAL MOSHER, VICE PRESIDENT

POD: 20240409

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Page 1 of 2



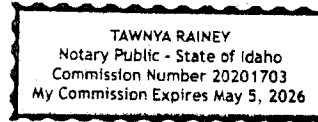
MIN: 100052550384405576

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On APRIL 24, 2024, before me, TAWNYA RAINEY, personally appeared TRACY ALBERTSON known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR BCK CAPITAL INC., 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.


TAWNYA RAINEY (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On APRIL 24, 2024, before me, KRISTIN H. CARL, personally appeared CORAL MOSHER known to me to be the VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY SUCCESSOR BY MERGER TO FIRST AMERICAN TITLE OF OREGON 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

