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Recording Requested By:  
M&T Bank

05/22/2024 03:13:00 PM

Fee: \$92.00

When Recorded Return To:

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#: 0093876001 "BIGGS," 465/009 0231656649 0173459199 Klamath, Oregon

**MIN #:100437200006014549 SIS #: 1-888-679-6377**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X, beneficiary of the security instrument, its successors and assigns is the present nominee for the Beneficiary of that certain Deed of Trust, Dated: 01-13-2022 made by KODA SHANE BIGGS, SINGLE MAN as the original Grantor(s), to FIRST AMERICAN TITLE, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR BANK OF ENGLAND, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 01-13-2022 as Instrument No.: 2022-000519, Book/Reel/Liber: N/A, Page/Folio: N/A , in the official records of Klamath County, Oregon

Property Address: 330 N 2ND ST, KLAMATH FALLS, OR 97601

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X, beneficiary of the security instrument, its successors and assigns  
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.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X, beneficiary of the security instrument, its successors and assigns

On April 3rd, 2024

By: [Signature]  
Susan M. Portis , Assistant Secretary

By Dave Smith, the Smith Firm P.C. as Trustee  
On May 17, 2024

By: [Signature]  
Dave Smith, The Smith Firm P.C.,  
Trustee

STATE OF New York  
COUNTY OF Erie

\* Bank of England  
cg

On the 3rd day of April in the year 2024 before me, the undersigned, personally appeared Susan M. Portis , Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR X, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, 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,

[Signature]


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 May 17, 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,

  
01-03-2027

