

2024-005035

Klamath County, Oregon

06/24/2024 08:24:03 AM

Fee: \$92.00

**OREGON**

COUNTY OF KLAMATH

LOAN NO.: 3498092573



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 **ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the current beneficiary of that certain Deed of Trust dated **FEBRUARY 08, 2022**, executed by **RICHARD C. DIXON AND JANET L. DIXON, HUSBAND AND WIFE**, Trustor, to **FIRST AMERICAN TITLE**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **FEBRUARY 15, 2022** as Instrument No. **2022-001962** in the Records of the County Clerk's Office in and for the County of **KLAMATH**, State of **OREGON**.

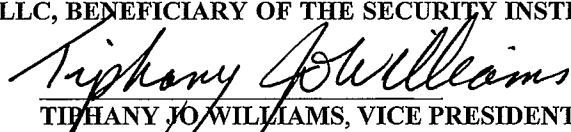
LEGAL DESCRIPTION: **AS DESCRIBED IN SAID DEED OF TRUST**

PROPERTY ADDRESS: **3445 PINE TREE DR, KLAMATH FALLS, OREGON 97603-9444**

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**, 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 **JUNE 20, 2024**.


**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

  
**TIPHANY JO WILLIAMS, VICE PRESIDENT**

**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 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 **JUNE 20, 2024**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
**AMANDA HAYES, VICE PRESIDENT**

POD: 20240614

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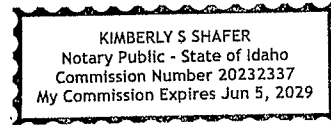
MIN: 100039034980925731

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On JUNE 20, 2024, before me, KIMBERLY S. SHAFER, personally appeared TIPHANY JO WILLIAMS known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, 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.

  
KIMBERLY S. SHAFER (COMMISSION EXP. 06/05/2029)  
NOTARY PUBLIC



STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On JUNE 20, 2024, before me, DAWN GROVER, personally appeared AMANDA HAYES 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.

  
DAWN GROVER (COMMISSION EXP. 02/13/2027)  
NOTARY PUBLIC

