

2024-006215

Klamath County, Oregon

07/18/2024 08:23:02 AM

Fee: \$82.00

OREGON

COUNTY OF KLAMATH

LOAN NO.: 0503859014



WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

DEED OF RECONVEYANCE

THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY SUCCESSOR BY MERGER TO FIRST AMERICAN TITLE OF OREGON, as Trustee, under that certain Deed of Trust dated APRIL 24, 2013, executed by GRAHAM M UGALDE AND ELIZABETH A UGALDE, Trustor(s), to FIRST AMERICAN TITLE OF OREGON, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FLAGSTAR BANK, FSB, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on APRIL 29, 2013 as Instrument No. 2013-004515 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: 6235 MARYLAND AVE, KLAMATH FALLS, OREGON 97603-6959

WHEREAS, having received from the holder of said Deed of Trust a written request to reconvey, stating that the indebtedness secured by said Deed of Trust has been paid in full. NOW THEREFORE, the Undersigned, as Trustee, pursuant to the written request of the Beneficiary, 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 JULY 16, 2024.

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

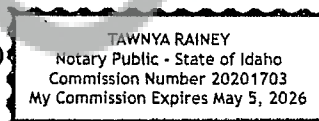
KATHERINE LARREA, VICE PRESIDENT

STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On JULY 16, 2024, before me, TAWNIA RAINEY, personally appeared KATHERINE LARREA 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.

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



POD: 20240703

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MIN: 100052550385901466

MERS PHONE: 1-888-679-6377