

Recording Requested By:
M&T Bank



When Recorded Return To:

08/13/2024 10:57:06 AM

Fee: \$97.00

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#: 0052929726 "ESPINOZA" R31/921 0232809611 213624583 Klamath, Oregon

MIN #:100025500003488564 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: 12-02-2009 made by GUILLERMO HERNANDEZ ESPINOZA AND ERICA M HERNANDEZ as the original Grantor(s), to FIRST AMERICAN TITLE INSURANCE OF OREGON, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR BANK OF AMERICA, N.A., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 12-03-2009 as Instrument No.: 2009-015324, Book/Reel/Liber: N/A, Page/Folio: N/A , in the official records of Klamath County, Oregon

-MODIFICATION OF DEED OF TRUST Dated: 06-16-2022 Recorded: 07-20-2022 as Instrument No. 2022-008892, Book/Reel/Liber N/A, Page/Folio N/A, between ERICA MARIA AVALOS and LAKEVIEW LOAN SERVICING, LLC BY ITS ATTORNEY-IN-FACT M&T BANK in the amount of \$109,609.51

Property Address: 5505 INDEPENDENCE AVE, KLAMATH FALLS, OR 97603

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 May 9th, 2024

By Dave Smith, the Smith Firm P.C. as Trustee
On June 14, 2024

By: Gloria J. Dishman
Gloria J. Dishman, Assistant Vice President

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

STATE OF New York
COUNTY OF Erie

On the 9th day of May in the year 2024 before me, the undersigned, personally appeared Gloria J. Dishman , Assistant 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 OK
COUNTY OF clackamas

On June 14, 2024, before me, Janelle Autry Myer, a Notary Public in and for clackamas in the State of OK, 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

