

2024-007076

Klamath County, Oregon

08/15/2024 08:37:02 AM

Fee: \$92.00

After Recording Return to:
New American Funding
8201 N FM 620, Suite 120
Austin, TX 78726

PARTIAL RECONVEYANCE OF DEED OF TRUST

(MIN: 100376303037797257)

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS (\$0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Ticor Title Company of California, Trustee, having been requested in writing by the holder of the obligation secured by the *instrument identified below* to reconvey A PORTION OF the estate granted to the Trustee under said instrument, does hereby reconvey , release and remise to the person or persons legally entitle thereto, without warranty of any kind, A PORTION OF the estate, title and interest acquired by the Trustee under said instrument. The PORTION of the real property reconveyed is described as follow:

LOTS 4 AND 5, BLOCK 3, OF TRACT 1167, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

PARCEL IDS: 725825; 725834

Instrument Identified as:

Date of Deed of Trust:	November 1, 2022
Executed by (Mortgagor):	Roger D Loken
Original Trustee:	Ticor Title Company of California
Original Beneficiary ("Holder"):	Mortgage Electronic Registration Systems, as nominee for Broker Solutions, Inc. dba New American Funding
Filed of Record:	Instrument Number 2022-013672 in the Office of the County Clerk of Klamath County, Oregon on November 23, 2022.
Property:	As described in instrument
Given:	to secure a certain Promissory Note in the amount of \$244,200.0 payable to Beneficiary

This release is executed for the purpose of partial release from the lien of said Deed of Trust the property specifically described above and none other: it being understood and agreed that said Deed of Trust remains in full force and effect as to the balance of the property covered thereby and not previously released of record.

"MERS" is Mortgage Electronic Registration Systems, Inc., MERS is a separate corporation that is acting solely as nominee for lender and lender's successors and assigns. MERS is organized and existing under the laws of Delaware, and has a mailing address of P.O. Box 2025, Flint, MI 48501-2026, and/or street address of 1901 E Voorhees Street, Ste C, Danville, IL 61834. The MERS telephone number is (888)679-MERS.

IN WITNESS WHEREOF, these presents are hereby duly executed this 6th day of August 2024.

Ticor Title of California

BY: Thomas Bernath

TITLE: Vice President/Operations Manager

State of _____)

County of _____)

On this _____ day of _____, 20____, before me personally appeared Thomas Bernath who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and the by their signature on this instrument the entity upon behalf of which the person acted, executed the instrument. In testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public

My term expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIF.

County of RIVERSIDE

On August 7 2024 before me, Charlotte K King, Notary Public
(insert name and title of the officer) personally appeared Thomas Bernoth who
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(ies), and
that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true
and correct.

WITNESS my hand and official seal.

Signature Charlotte K King (Seal)

