

2024-007105

Klamath County, Oregon



00332322202400071050020027

08/15/2024 12:09:55 PM

Fee: \$92.00

**WHEN RECORDED, MAIL TO:**

**Nationstar Mortgage LLC  
C/O Nationwide Title Clearing,  
LLC 2100 Alt. 19 North  
Palm Harbor, FL 34683**

**Loan Number 0700657935**

**SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE**

MERS Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, Michigan, 48501-2026

WHEREAS, **ASHLEY DWORKIN AND JOSHUA DWORKIN** whose address is 5540 CABRIA ST KLAMATH FALLS, OR 97603 was the original Trustor, **FIRST AMERICAN TITLE INSURANCE COMPANY** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR USAA FEDERAL SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** was the designated nominee of the original beneficiary under that certain Deed of Trust dated 07/15/2022 in **KLAMATH** County, **Oregon**, under **Recording # 2022-008734**, recorded on 07/18/2022.

Property is commonly known as: 5540 CABRIA ST, KLAMATH FALLS, OR 97603.

WHEREAS, the undersigned, acknowledging full payment of said Deed of Trust and debt, desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes **Dave Smith**, as Trustee under said Deed of Trust and directs said **Dave Smith** to reconvey, without warranty, to the parties entitled thereto the estate now held by the Trustee under said Deed of Trust.

Dated on 7/26/2024 (MM/DD/YYYY)

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR USAA FEDERAL SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

By: Lauren Astle

**Lauren Astle VICE PRESIDENT**

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 7/26/2024 (MM/DD/YYYY), by Lauren Astle as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR USAA FEDERAL SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Julie Martens  
Notary Public - STATE OF FLORIDA  
Commission Expires: 05/22/2026



**JULIE MARTENS  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMM# HH 243030  
EXPIRES: MAY 22, 2026**

**Document Prepared By: Jennifer Zak/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152**  
NSMRC 441751860 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MRC MIN  
100105630026682654 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T242407-08:38:58 [C-2] RCNOR1

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\*D0107295182\*

Loan Number 0700657935

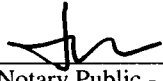
Dave Smith whose address is 1754 Willamette Falls Dr. West Linn, OR 97068, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request from the designated nominee of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

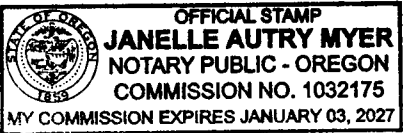
Dated on 08 / 05 /2024 (MM/DD/YYYY)

By: 

Dave Smith Trustee  
Whose address is: 1754 Willamette Falls Dr., West Linn, OR 97068

STATE OF OREGON COUNTY OF CLACKAMAS  
This instrument was acknowledged before me on 08 / 05 /2024 (MM/DD/YYYY) by Dave Smith.  
He/she/they is (are) personally known to me.

  
Notary Public - State of OREGON  
Commission Expires: 01.03.2027



Document Prepared By: Jennifer Zak/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
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