

After Recording Return to:
Quality Loan Service Corporation
2763 Camino Del Rio South
San Diego, CA 92108

2024-007118
Klamath County, Oregon
08/15/2024 02:24:02 PM
Fee: \$92.00

APPOINTMENT OF SUCCESSOR TRUSTEE

Pursuant to the provisions of that certain Deed of Trust dated 7/25/2012, by **CHRISTOPHER FANGMAN**, as Grantor, to **HARTFORD ESCROW INC., A CALIFORNIA CORPORATION**, as Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, as Beneficiary, recorded 7/31/2012 as **Instrument No. 2012-008374** in the office of the County Recorder of **KLAMATH** County, Oregon to secure obligation under a Promissory Note and, assigned to **Wells Fargo Bank, N.A.** through an **Corporate Assignment of Deed of Trust** dated 3/11/2015 and recorded on 3/16/2015 as **2015-002257**, in the office of the County Recorder of **KLAMATH** County, Oregon, the undersigned, as present Beneficiary, does hereby remove the prior Trustee, as Trustee and does pursuant to the terms of the Deed of Trust or statute, hereby remove any Substitute Trustee or Trustees who may have been previously appointed in place of the original Trustee, and does hereby appoint and substitute **QUALITY LOAN SERVICE CORPORATION, whose address is 2763 Camino Del Rio S, San Diego CA 92108** to serve, effective immediately, as Substitute Trustee in the Deed of Trust, and to replace the prior Trustee of record.

The undersigned hereby revokes all other substitutions of trustee which it may have executed, appointed or filed in the past, giving and granting to said Substitute Trustee all the powers, duties and authority of the discharged Trustee, and hereby ratifying all acts of said Substitute Trustee heretofore or hereafter performed so long as in accordance with this appointment, the Deed of Trust, and applicable law. Said Substitute Trustee shall, in accordance with the provisions of the Deed of Trust, succeed to all the title, powers and duties conferred upon the Original Trustee(s) by the terms of said Deed of Trust and by applicable law.


The following described real estate, together with its improvements, easements and appurtenances thereunto belonging, is located in **KLAMATH** County, Oregon and more particularly described as follows:

LOT 31 IN TRACT 1344, SEVENTH ADDITION TO NORTH HILLS, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

In witness whereof, the undersigned as present Beneficiary has executed this document.

Executed this August 14, 2024.

Wells Fargo Bank, N.A.


Caitlyn Green
Vice President Loan Documentation
Wells Fargo Bank, N.A.
08/14/2024

North Carolina
Mecklenburg County

I, Chelsea Bratton, a Notary Public of Mecklenburg County and State of North Carolina, do hereby certify that Caitlyn Green personally came before me this 14th day of August 2024 and acknowledged that he/she is the Vice President Loan Documentation, of Wells Fargo Bank, N.A., and that he/she, as Vice President Loan Documentation, being authorized to do so, executed the foregoing on behalf of Wells Fargo Bank, N.A.

Witness my hand and official seal, this 14th day of August, 2024.


Notary Public

My commission expires: March 13, 2029

Chelsea Bratton
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires March 13, 2029

003-OR-V3

Appointment of Successor Trustee
TS No.: **OR-24-995662-BF**
Order No.: **Waiting...**