

2024-009157

Klamath County, Oregon

Recording Requested By:
M&T Bank



00334808202400091570020025

When Recorded Return To:

10/21/2024 02:02:13 PM

Fee: \$92.00

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#: 4002276436 "NINNEMAN" S02/002 011708834 7460502677 Klamath, Oregon

MIN #:100392411212679602 MERS Corporate Phone Number: 1-888-679-6377

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X, beneficiary of the security instrument, its successors and assigns is the present nominee for the Beneficiary of that certain Deed of Trust, Dated: 04-18-2023 made by TODD NINNEMAN AND DAWN NINNEMAN, AS TENANTS BY THE ENTIRETY as the original Grantor(s), to AMERITITLE, LLC, as the original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as the original beneficiary, which Deed of Trust was recorded on 04-19-2023 as Instrument No.: 2023-002928, Book/Reel/Liber: N/A, Page/Folio: N/A, in the official records of Klamath County, Oregon

Property Address: 1380 WILD PLUM CT, KLAMATH FALLS, OR 97601-1982

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X, beneficiary of the security instrument, its successors and assigns
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.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for X, beneficiary of the security instrument, its successors and assigns

By Dave Smith, the Smith Firm P.C. as Trustee
On October 4, 2024

On September 6th, 2024

By: Gloria J. Dishman
Gloria J. Dishman, Assistant Secretary

By: [Signature]
Dave Smith, The Smith Firm P.C.,
Trustee

STATE OF New York
COUNTY OF Erie

X Fairway Independent Mortgage Corporation

On the 6th day of September in the year 2024 before me, the undersigned, personally appeared Gloria J. Dishman, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR X, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, 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,

Derek M Dagustine

Derek M Dagustine
Notary Public State of New York
Notary Expires: 12/13/2025 #01DA6426500
Qualified in Erie County

DEREK M DAGUSTINE
NOTARY PUBLIC STATE OF NEW YORK
ERIE COUNTY
LIC. #01DA6426500
COMM. EXP. 12/13/2025

STATE OF OR
COUNTY OF Clackamas

On October 4, 2024, before me, Janelle Autry Myer, a Notary Public in and for Clackamas in the State of OR, 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,

[Signature]
01 03 2024

