

Record & Return to:
Mortgage Services
2000 Midlantic Dr
Suite 410, Mt Laurel, NJ 08054
(Mail Stop -SV-13)
Prepared by: Carol Lang
1800 449-8767
Loan # 8015680633
Parcel ID: 892495
June 22, 2024

RELEASE AGREEMENT

MIN 1006564 0001069204 1

This Release ("Agreement") is entered into as of **June 22, 2024** by and between **CATHERINE BEAMAN-GATES** residing at **5418 BENCHWOOD AVENUE, KLAMATH FALLS OR 97603**, and **AARON D GATES** residing at 3636 Vale Rd Klamath Falls, OR 97603 and Mortgage Electronic Registration Systems Inc., as nominee for Axia Financial LLC., its successors and assigns, its principal place of business, 2000 Midlantic Dr, Suite 410, Mt Laurel, NJ 08054 ("the Parties").

WHEREAS, **CATHERINE BEAMAN-GATES** and **AARON D GATES** entered into a mortgage loan transaction with Mortgage Electronic Registration Systems Inc., as nominee for Axia Financial LLC., its successors and assigns for a loan in the amount of \$ 253,000.00 pursuant to a Note and Mortgage executed **October 1, 2020**. Legal Description attached hereto as **Exhibit A**. Said Mortgage recorded in, **Klamath County, OR** on **October 9, 2020** as **Instrument No. 2020 012977**.

WHEREAS, the Parties wish to release **AARON D GATES** from liability arising from the Loan Documents.

Now, therefore, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. Parties mutually consent to the release of **AARON D GATES** from liability arising from the Loan Documents.
2. **CATHERINE BEAMAN-GATES** understands and acknowledges that the release of **AARON D GATES** will result in **CATHERINE BEAMAN-GATES** remaining solely liable for obligations and responsibilities under the Loan Documents.

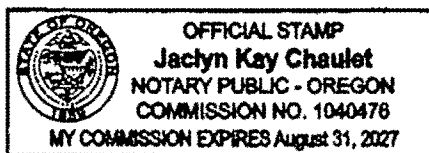
IN WITNESS WHEREOF, the undersigned have caused this Agreement to be duly executed this 25th day of September, 2024.

Catherine Beaman
(Signature #1) **CATHERINE BEAMAN-GATES**
Acknowledgment for Signature #1:

State of Oregon
County of Klamath

On this, the 25th day of September, 2024 before me,
Jaclyn Kay Chaulet the undersigned officer, personally appeared
(Notary name)
Catherine Beaman-Gates known to me (or satisfactorily proven) to be the
person whose name is subscribed to the within instrument and acknowledge that executed the same for the
purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Jaclyn Chaulet August 31, 2027
Notary (signature above) My commission expires
Notary printed name or stamp below


(Signature #2) AARON D GATES ☒ single or ☐ married

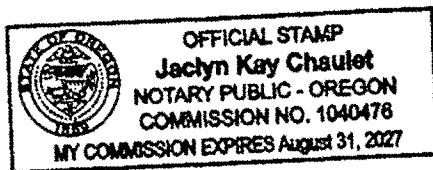
Acknowledgment for Signature #2:

State of Oregon

County of Klamath

On this, the 25th day of September, 2024 before me,
Jaclyn Kay Chaulet the undersigned officer, personally appeared
(Notary name)
Aaron D Gates known to me (or satisfactorily proven) to be the
person whose name is subscribed to the within instrument and acknowledge that executed the same for the
purposes herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




 August 31, 2027
Notary (signature above) My commission expires

Notary printed name or stamp below

"MERS" is a Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, 1901 E Voorhees Street, Suite C, Danville, IL 61834, tel. (888) 679-MERS.

Mortgage Electronic Registration Systems Inc., as nominee for Axia Financial LLC., its successors and assigns.

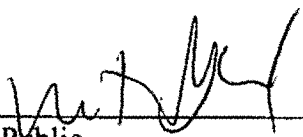


Carol Phang Assistant Secretary

CORPORATE ACKNOWLEDGEMENT

STATE OF New Jersey
COUNTY OF Burlington

ON this 25th day of June 2024, before me, Margaret Gebhard a Notary Public in and for said state and county, personally appeared Carol Phang, the Assistant Secretary of **Mortgage Electronic Registration Systems Inc., as nominee for Axia Financial LLC., its successors and assigns**, that executed the within instrument, on behalf of **Mortgage Electronic Registration Systems Inc., as nominee for Axia Financial LLC., its successors and assigns**, that executed the within herein named, and acknowledged to me that such **Mortgage Electronic Registration Systems Inc., as nominee for Axia Financial LLC., its successors and assigns**, that executed the within executed the within instrument pursuant to its by-laws or resolution of its Board of Directors. Witness my hand and official seal in the state and county last aforesaid.



Notary Public
My Commission Expires: 11-18-2028

MARGARET GEBHARD
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES NOVEMBER 18, 2028

Exhibit A

Lot 1, Tract No 1441, SKY RIDGE ESTATES, PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon