2024-009554

Klamath County, Oregon

11/01/2024 08:28:04 AM

Fee: \$92.00

## **OREGON**

COUNTY OF KLAMATH LOAN NO.: 1428785628 

WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS 1795 INTERNATIONAL WAY IDAHO FALLS, ID 83402 PH. 208-528-9895

PARCEL No. 522955

## APPOINTMENT OF SUCCESSOR TRUSTEE AND DEED OF RECONVEYANCE

WHEREAS, the Undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STERLING SAVINGS BANK DBA STERLING BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the current beneficiary of that certain Deed of Trust dated JANUARY 03, 2013, executed by STEVEN BLAINE TUTER AND LINDA TUTER, AS TENANTS BY THE ENTIRETY, Trustor, to AMERI TITLE, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STERLING SAVINGS BANK DBA STERLING BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JANUARY 08, 2013 as Instrument No. 2013-000283 in the Records of the County Clerk's Office in and for the County of KLAMATH, State of OREGON.

LEGAL DESCRIPTION: AS DESCRIBED IN SAID DEED OF TRUST

PROPERTY ADDRESS: 2869 HOMEDALE RD. KLAMATH FALLS, OREGON 97603

WHEREAS, the Undersigned desires, to substitute a Trustee under said Deed of Trust, in the place and stead of the Current Trustee. NOW THEREFORE, the Undersigned does hereby appoint FIRST AMERICAN TITLE INSURANCE COMPANY, whose address is 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on OCTOBER 30, 2024.

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

TAWNYA RAINEY, VICE PRESIDENT

FIRST AMERICAN TITLE INSURANCE COMPANY, hereby accepts the appointment as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust described above. WHEREAS, having received from the above named current beneficiary a written request to reconvey, stating that the indebtedness has been paid in full and/or the purpose of the Deed of Trust has been fully satisfied. NOW THEREFORE, the Undersigned, as Successor Trustee, pursuant to the written request, does hereby grant and reconvey, without recourse, representation or warranty, expressed or implied, to the PERSONS LEGALLY ENTITLED THERETO all the estate and interest held by it, as Trustee under said Deed of Trust.

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IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this OCTOBER 30, 2024.

FIRST AMERICAN TITLE INSURANCE COMPANY

KATHERINE LARREA.

POD: 20241017

UB8011224IM - LR - OR

MIN: 100186300001708401

**MERS PHONE: 1-888-679-6377** 

STATE OF **IDAHO** COUNTY OF **BONNEVILLE** ) ss.

On OCTOBER 30, 2024, before me, TRACY ALBERTSON, personally appeared TAWNYA RAINEY known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR STERLING SAVINGS BANK DBA STERLING BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

tay allow

TRACY ALBERTSON (COMMISSION EXP. 03/29/2025)

NOTARY PUBLIC

TRACY ALBERTSON Notary Public - State of Idaho Commission Number 20190759 My Commission Expires Mar 29, 2025

STATE OF IDAHO

COUNTY OF BONNEVILLE ) ss.

On OCTOBER 30, 2024, before me, AMANDA HAYES, personally appeared KATHERINE LARREA known to me to be the VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the

AMANDA HAYES (COMMISSION EXP. 01/22/2030)

NOTARY PUBLIC

AMANDA HAYES Notary Public - State of Idaho Commission Number 20180124 My Commission Expires Jan 22, 2030

UB8011224IM - LR - OR Loan No.: 1428785628