

2024-009946

Klamath County, Oregon

11/15/2024 08:33:01 AM

Fee: \$82.00

OREGON

COUNTY OF KLAMATH

LOAN NO.: 0820074243



WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

DEED OF RECONVEYANCE

THE UNDERSIGNED, FIRST AMERICAN TITLE INSURANCE COMPANY SUCCESSOR BY MERGER TO FIRST AMERICAN TITLE COMPANY OF OREGON, as Trustee, under that certain Deed of Trust dated APRIL 04, 2013, executed by PABLO CASTANEDA AND ERIN CASTANEDA, Trustor(s), to FIRST AMERICAN TITLE COMPANY OF OREGON, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on APRIL 12, 2013 as Instrument No. 2013-003887 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: 5648 AMERICAN AVE, KLAMATH FALLS, OREGON 97603

WHEREAS, having received from the holder of said Deed of Trust a written request to reconvey, stating that the indebtedness secured by said Deed of Trust has been paid in full. NOW THEREFORE, the Undersigned, as Trustee, pursuant to the written request of the Beneficiary, 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.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this NOVEMBER 13, 2024.

FIRST AMERICAN TITLE INSURANCE COMPANY SUCCESSOR BY MERGER TO FIRST AMERICAN TITLE COMPANY OF OREGON

DANIEL FRONGNER, VICE PRESIDENT

STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On NOVEMBER 13, 2024, before me, AMANDA HAYES, personally appeared DANIEL FRONGNER known to me to be the VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY SUCCESSOR BY MERGER TO FIRST AMERICAN TITLE COMPANY OF OREGON 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.

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

POD: 20241105

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MERS PHONE: 1-888-679-6377