

2024-010362

Klamath County, Oregon

12/02/2024 08:15:01 AM

Fee: \$97.00

RELEASE PREPARED BY AND
AFTER RECORDING RETURN TO:

DS DocSolutionUSA

DocSolutionUSA, LLC dba DocSolution, Inc.
2316 Southmore
Pasadena, TX 77502
713-941-4928

DocSolution, Inc. did not prepare a title search of the property encumbered by the security instrument described herein. The preparer of this document makes no representation as to the status of the title, loan history, property use or zoning regulations concerning described assigned, transferred, released, or conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agent. No boundary survey was made at the time of this assignment, transfer or conveyance.

PHHFD/ROL
88714123402688-ER



STATE OF OREGON

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1, the current holder of the obligations secured by that certain Deed of Trust, described below does hereby substitute Kevin P Moran, Attorney at Law, whose address is 9057 Washington Avenue NW, Silverdale, WA 98383 as trustee in lieu of the named Trustee under said Deed of Trust. Kevin P. Moran hereby accepts said appointment as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said Owner and Holder, does hereby reconvey without warranty to the person(s) legally entitled thereto, all estate now held by it under said Deed of Trust.

Trustor: DONALD C. ROHRBACKER AND CHARLOTTE V. ROHRBACKER, HUSBAND AND WIFE

Original Trustee: ASPEN TITLE & ESCROW INC

Original Beneficiary: MARINERS CAPITAL, INC.

Dated: 3/21/2006

Amount: \$309,000.00

Recorded: 3/27/2006 in KLAMATH County, State of Oregon and as Instrument or Auditor No. M06-05661

DATE: 19 day of NOV, 2024.

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1 by its attorney in fact, PHH MORTGAGE CORPORATION

NAME: Carol Criswell

TITLE: ASSISTANT SECRETARY

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared Carol Criswell, ASSISTANT SECRETARY, known to me (or proved to me on the oath of _____), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said PHH Mortgage Corporation as its attorney in fact for WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1, a corporation, and that he/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 19 day of Nov, A.D. 2024

Lisa M King
NOTARY PUBLIC, STATE OF TEXAS
NOTARY PRINTED NAME: Lisa M King



Holder's Address: 1661 Worthington Road, Suite 100, West Palm Beach West Palm Beach, FL 33407
Mortgage Funding date 3/21/2006 in the amount of 309000.0000
Property Address: 14625 CHEYNE RD, KLAMATH FALLS, OR 97603-9700

TSI # : R414666G

1564025

Loan #: 7141234026

Kevin P. Moran, Attorney at Law



Kevin P. Moran, Attorney at Law (Successor Trustee)

State of Washington
County of Kitsap

On 11/19/2024, before me, JILL O'CONNOR, a Notary Public qualified for said County, personally came Kevin P. Moran, Attorney at Law known to be the identical person who executed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed for the uses and purposed therein mentioned.

Witness my hand and official seal,



JILL O'CONNOR
Notary Public in and for the State of Washington
Commission Lic# 22005302
Commission Expires# 01/10/2026

NOTARY PUBLIC
STATE OF WASHINGTON
JILL O'CONNOR
COMMISSION EXPIRES 01/10/2026
COMM LIC# 22005302