

**2024-010775**

**Klamath County, Oregon**

12/13/2024 08:26:01 AM

Fee: \$97.00

Recording requested by:  
**VISIONET SYSTEMS INC.**  
When recorded mail to:  
**VISIONET SYSTEMS INC.**  
**111 TECHNOLOGY DRIVE**  
**PITTSBURGH, PA 15275**  
Voice: 1-(412) 927-0226

APN No: **3809-029DC-14600**

## **SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

**ORDER #: 820057, LOAN #: 505515351, ANGELA C. CATALLI-ANGELO", KLAMATH COUNTY, OREGON**

**MIN #:100052550551535130 MERS PHONE #: 1-888-679-6377**

NOTICE IS HEREBY GIVEN, that **KEVIN P. MORAN, ATTORNEY AT LAW** is hereby appointed Successor Trustee under that certain written Deed of Trust dated **FEBRUARY 23, 2021** executed by **ANGELA C. CATALLI-ANGELO**, as Trustor, in which **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR BCK CAPITAL INC, ITS SUCCESSORS AND ASSIGNS**, was named as Beneficiary, and **AMERITITLE, INC.**, as Trustee, and filed for record in the office of the County Recorder of **KLAMATH COUNTY, State of OREGON** on **FEBRUARY 25, 2021** as Entry No. **2021-002803**, of the Official Records.

Property Address: **429 N 9TH ST, KLAMATH FALLS, OREGON 97601-2804**

Said real property is situated in **KLAMATH COUNTY, State of OREGON**, and more particularly described as follows:


Legal Description: **SEE ATTACHED FOR LEGAL DESCRIPTION**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**

  
\_\_\_\_\_  
**ALYSSA M. GRAHAM**  
**VICE PRESIDENT**

**COMMONWEALTH of PENNSYLVANIA**  
**COUNTY OF ALLEGHENY**

On **DECEMBER 05, 2024**, before me, **ZACHARIAH DYE** a Notary Public in and for the county of **ALLEGHENY** in the State of **PENNSYLVANIA**, personally appeared **ALYSSA M. GRAHAM, VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
Printed Name: **ZACHARIAH DYE**  
Notary Public  
My commission expires **04/07/2025**

Commonwealth of Pennsylvania - Notary Seal  
Zachariah Dye, Notary Public  
Allegheny County  
My commission expires April 07, 2025  
Commission number 1396198

ORDER #: 820057, LOAN #: 505515351, ANGELA C. CATALLI-ANGELO", KLAMATH COUNTY, OREGON

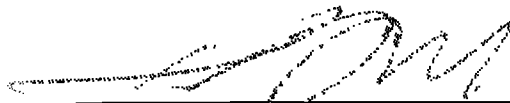
**KEVIN P. MORAN, ATTORNEY AT LAW**, hereby accepts said appointment as Successor Trustee and having received from the beneficiary under said Deed of Trust a written request to reconvey without warrant to the person(s) entitled thereto, all estate now held under said Deed of Trust:

Dated: **FEBRUARY 23, 2021** recorded **FEBRUARY 25, 2021** Recorded as Instrument No.: **2021-002803** in the Records of Umatilla County, OR

Grantor: **ANGELA C. CATALLI-ANGELO**

Grantee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR BCK CAPITAL INC, ITS SUCCESSORS AND ASSIGNS,**

Original Trustee: **AMERITITLE, INC**



**KEVIN P. MORAN**  
**ATTORNEY AT LAW**

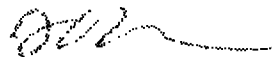
**STATE OF WASHINGTON**

**COUNTY OF KITSAP**

On this, the 9 day of December, 2024, before me, **Jill O'Connor**, a notary public, personally appeared **KEVIN P. MORAN, ATTORNEY AT LAW**, who 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under *PENALTY OF PERJURY* under the laws of the State of **OREGON** that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. (Seal)



Printed Name: **Jill O'Connor**  
Notary Public  
My Commission Expires: **01/10/2026**

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

## **LEGAL DESCRIPTION**

### **Exhibit "A"**

A PARCEL OF LAND SITUATE IN LOTS 5 AND 6 OF BLOCK 51 OF NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 510 FEET NORTH 51° 15' WEST OF A POINT 60 FEET NORTH 38° 45' EAST OF THE NORTHEAST CORNER OF BLOCK 12, ORIGINAL TOWN IN THE CITY OF KLAMATH FALLS; THENCE NORTH 51° 15' WEST 50 FEET; THENCE NORTH 38° 45' EAST 120 FEET; THENCE SOUTH 51° 15' EAST 50 FEET; THENCE SOUTH 38° 45' WEST 120 FEET TO THE PLACE OF BEGINNING, HAVING A FRONTAGE ON NINTH STREET OF 50 FEET AND SITUATE IN SW1/4 SE1/4 SECTION 29, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.