

2024-010971

Klamath County, Oregon

12/19/2024 10:29:04 AM

Fee: \$92.00

Prepared by: Joseph Fearey, Oregon Bar No. 161115, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

After Recording, Send to:
SERVICELINK, LLC
11802 Ridge Parkway, Suite 100
Broomfield, CO 80021
Attention: Denver DIL Title

File No.: 240367239

MIN: 1003502-9105455105-5
MERS Phone: 1-888-679-6377

Account No. 570741 Map No. 3909-014AC-03600

ASSIGNMENT OF MORTGAGE/DEED OF TRUST

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), SOLELY AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC, DBA VETERANS UNITED HOME LOANS**, ("Assignor"), does hereby grant, sell, assign, transfer and convey to **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER** "Assignee," all interest of the undersigned Assignor in and to the following described Mortgage/Deed of Trust:

A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$341,880.00

Trustor/Grantor: Alberto Valenzuela, married man

Trustee: First American Title Insurance Company

Property Address: 4980 GATEWOOD DR, KLAMATH FALLS, OR 97603

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Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Mortgage Research Center, LLC, dba Veterans United Home Loans

Dated: August 16, 2022

Recorded: August 17, 2022

Instrument No.: 2022-010033

being a lien on the real property described below:

Lot 3 in Block 4, Tract 1035 - Gatewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with the note(s) and obligations therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Mortgage/Deed of Trust.

TO HAVE AND TO HOLD the same unto Assignee and unto its successors and assigns forever, subject only to the terms and conditions of the above-described Mortgage/Deed of Trust. Assignor is the present holder of the above-described Mortgage/Deed of Trust.

Executed by the undersigned this November 21st, 2024.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
(MERS), SOLELY AS NOMINEE FOR MORTGAGE RESEARCH
CENTER, LLC, DBA VETERANS UNITED HOME LOANS**

By: [Signature]

Name: Eddie Tovar Jr.

Its: Vice President

STATE OF TX
COUNTY OF Denton

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO
HEREBY CERTIFY THAT Eddie Tovar Jr. as Vice President on
behalf of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS),
SOLELY AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC, DBA
VETERANS UNITED HOME LOANS**, personally known to me or has produced
N/A as identification, to be the same person(s) whose names are
subscribed to the foregoing instrument, as having executed the same, appeared before
me this day in person and acknowledged that (he) signed, sealed, and delivered
the said instrument as (his) free and voluntary act for the uses and purposes
therein set forth.

Given under my hand and Notarial Seal this 21st day of November, 2024.

[Signature]
Notary Public
ERIC JOHANNESSEN

