

2025-000001

Klamath County, Oregon

01/02/2025 08:09:02 AM

Fee: \$102.00

RELEASE PREPARED BY AND
AFTER RECORDING RETURN TO:



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.

88724178941688-ER



STATE OF OREGON

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE OF LINE OF CREDIT DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS

VELOCITY COMMERCIAL CAPITAL LLC, the current holder of the obligations secured by that certain Security Instrument, 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 Security Instrument. Kevin P. Moran hereby accepts said appointment as Trustee under said Security Instrument 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 LINE OF CREDIT DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS, described as follows:

Identification of LINE OF CREDIT DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS being released:

That Certain LINE OF CREDIT DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS having been given by **ROBERT A. FOULON, TRUSTEE OF THE JOANN C. FOULON TRUST DATED OCTOBER 13, 2021, AN OREGON TRUST** (Trustor) to **VELOCITY COMMERCIAL CAPITAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY** to secure payment of loan in the amount of **\$154,000.00**, which LINE OF CREDIT DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS dated **8/26/2024** was recorded on **8/30/2024** as Document **2024-7623**, in the Official Records of **KLAMATH County** Clerk's, State of **OR** together with the note(s) and obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such LINE OF CREDIT DEED OF TRUST, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS upon the property described as being property address **114-116 S WILLIAMS AVE, KLAMATH FALLS, OR 97601**.

Executed 30 day of Dec, 2024

VELOCITY COMMERCIAL CAPITAL LLC by its attorney in fact, PHH MORTGAGE CORPORATION

Lori A. Lowe
NAME: LORI A. LOWE
TITLE: VICE PRESIDENT

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared LORI A. LOWE, VICE PRESIDENT, 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 VELOCITY COMMERCIAL CAPITAL LLC, 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 30 day of Dec, A.D. 2024.

Haleigh DeVille
NOTARY PUBLIC, STATE OF TEXAS
NOTARY NAME: Haleigh DeVille



HOLDER'S ADDRESS:

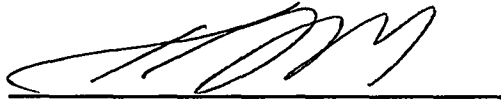
1661 Worthington Road, Suite 100, West Palm Beach, FL 33407

Mortgage Funding date 8/30/2024 in the amount of 154000

TSI # : R422581G
1572299

Loan #: 7241789416

Kevin P. Moran, Attorney at Law



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

State of Washington
County of Kitsap

On 12/30/2024, 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