

2025-000416

Klamath County, Oregon

01/22/2025 08:07:02 AM

Fee: \$97.00

After recording return to:

Old Republic Title

P.O. Box 877

West Jordan, UT 84088-9998

Loan No: 1982010842

Request No: 173038

MERS MIN: 100019919820108429; MERS Phone: 888-679-6377



APPOINTMENT OF TRUST DEED SUCCESSOR TRUSTEE AND DEED OF FULL RECONVEYANCE

Reference is made to that trust deed dated 02/25/2022, among Jessica D. Ortiz and Ajenol D. Ortiz, Jr., as tenants by the entirety, grantor(s), Clear Recon Corp, original trustee, and Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Guild Mortgage Company LLC, a California Limited Liability Company, beneficiary of the security instrument, its successors and assigns, which was recorded on 03/04/2022, as 2022-002727 in the official real property records of Klamath County, Oregon (the "Trust Deed").

The property is described as follows:

See Attached Exhibit A Parcel ID: 495075

Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Guild Mortgage Company LLC, F/K/A Guild Mortgage Company, beneficiary of the security instrument, its successors and assigns hereby appoints Old Republic National Title Insurance Company as the successor trustee under the Trust Deed.

IN WITNESS WHEREOF, the undersigned has executed this Appointment of Trust Deed Successor Trustee as of 01/17/2025.

**Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated
nominee for Guild Mortgage Company LLC, F/K/A Guild Mortgage
Company, beneficiary of the security instrument, its successors and assigns**

By:

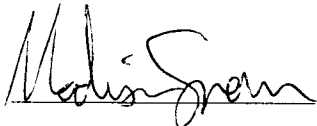
Jessica Bartlett, Assistant Secretary

STATE OF Utah)

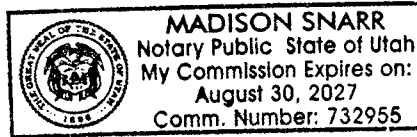
) SS
)

COUNTY OF Salt Lake

This record was acknowledged before me on 01/17/2025 by Jessica Bartlett as Assistant Secretary of Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for Guild Mortgage Company LLC, F/K/A Guild Mortgage Company, beneficiary of the security instrument, its successors and assigns.



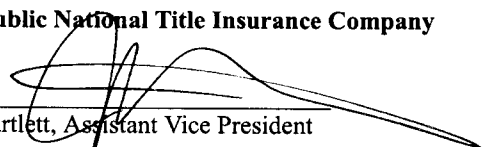
Notary Public: Madison Snarr
Commission Number: 732955
Commission Expires: 08/30/2027



The undersigned Successor Trustee under that certain Trust Deed described herein, together with all amendments and modifications thereto, conveying real property situated in Klamath County described herein, having received under said Trust Deed a written request to reconvey the interest provided by said deed, which request was approved by said grantor, does hereby reconvey, but without any covenant or warranty, express or implied, all the estate held by the undersigned, by virtue of the Trust Deed, in and to the property described herein.

IN WITNESS WHEREOF, the undersigned trustee has executed this Deed of Full Reconveyance as of 01/17/2025.

Old Republic National Title Insurance Company

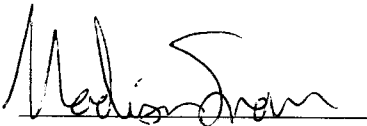
By: 
Jessica Bartlett, Assistant Vice President

STATE OF Utah)

) SS
)

COUNTY OF Salt Lake

This record was acknowledged before me on 01/17/2025 by Jessica Bartlett as Assistant Vice President of Old Republic National Title Insurance Company.



Notary Public: Madison Snarr
Commission Number: 732955
Commission Expires: 08/30/2027

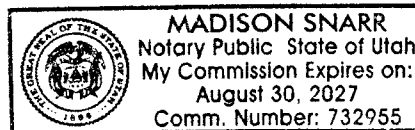


Exhibit "A"

TRACTS 1, 3 AND THE EASTERLY 99.62 FEET OF LOT 4 OF DEWITT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE NORTHERLY 145 FEET OF TRACTS 1 AND 4 OF SAID DEWITT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON. ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN KLAMATH COUNTY, OREGON, AND BEING A PORTION OF TRACTS 1 AND 4, DEWITT HOME TRACTS, 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 THE SOUTHEAST CORNER OF TRACT NO. 3, DEWITT HOME TRACTS, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF DEWITT AVENUE; THENCE SOUTH 89 DEGREES 49 MINUTES 00 SECONDS WEST A DISTANCE OF 263.02 FEET; THENCE, NORTH 00 DEGREES 04 MINUTES 00 SECONDS EAST A DISTANCE OF 218.68 FEET; THENCE, NORTH 89 DEGREES 49 MINUTES 00 SECONDS EAST A DISTANCE OF 263.02 FEET TO THE EASTERLY LINE OF SAID TRACT 3; THENCE, SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST A DISTANCE OF 218.68 FEET TO THE POINT OF BEGINNING. ACCOUNT NO.: 495075