2025-000811 Klamath County, Oregon



02/06/2025 12:05:12 PM

Fee: \$92.00

WHEN RECORDED, MAIL TO: **Shellpoint Mortgage Servicing** C/O Nationwide Title Clearing, LLC 2100 Alt. 19 North Palm Harbor, FL 34683

SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, Michigan,

WHEREAS, KEVIN M SPIKER whose address is 17312 RIVEREDGE RD KLAMATH FALLS, OR 97601 was the original Trustor, CHICAGO TITLE INSURANCE COMPANY OF OREGON was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original beneficiary under that certain Deed of Trust dated 02/23/2007 in KLAMATH County, Oregon, under Recording # 2007-003438, recorded on 02/28/2007.

Property is commonly known as: 17312 RIVEREDGE ROAD, KLAMATH FALLS, OR 97601.

WHEREAS, the undersigned, acknowledging full payment of said Deed of Trust and debt, desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes **Dave Smith**, as Trustee under said Deed of Trust and directly and the torgon hereby, without warranty, to the parties entitled thereto the estate now held by the Trustee undersid Deed of Trust.

by the Trustee under said Deed of Trust.

Dated on / 22 /20 (MM/DD/YYYY)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

By: VICE PRESIDENT Lauren Astle

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on //22/2025 (MM/DD/YYYY), by Lauren Astle as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR GATEWAY BUSINESS BANK, DBA MISSION HILLS MORTGAGE BANKERS, PENEFICIARY OF THE SECURITY INSTRUMENT. ITS SUCCESSORS AND ASSIGNS with a security property of the security instrument. BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

ranon Aaron Burdick

Notary Public - STATE OF FLORIDA Commission Expires: 11/22/2028

AARON BURDICK NOTARY PUBLIC STATE OF FLORIDA COMM# HH 606524 **EXPIRES: NOV 22, 2028**

Document Prepared By: Jennifer Zak/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152 SPTRC 443610502 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100071200000430213 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T212501-10:31:32 [C-2] RCNOR1

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D0111126026

Dave Smith whose address is 1754 Willamette Falls Dr. West Linn, OR 97068, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request from the designated nominee of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

Dated on 61 / 29 /20 25 (MM/DD/YYYY)

By:

Dave Smith Trustee
Whose address is: 1754 Willamette Falls Dr., West Linn, OR 97068

STATE OF OREGON COUNTY OF CLACKAMAS This instrument was acknowledged before me on _01 / 29 /20 75 (MM/DD/YYYY) by Dave

Smith. He/she/they is (are) personally known to me.

Notary Public - State of OREGON Commission Expires: 61.03. 201+

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MY COMMISSION EXPIRES JANUARY 03, 2027

OFFICIAL STAMP
JANELLE AUTRY MYER
NOTARY PUBLIC - OREGON COMMISSION NO. 1032175

D0111126026