

2025-000979

Klamath County, Oregon

02/13/2025 10:13:02 AM

Fee: \$107.00

Recording Requested By:
NATIONSTAR MORTGAGE DBA MR. COOPER

When Recorded Return To:

DOCUMENT ADMINISTRATION
NATIONSTAR MORTGAGE DBA MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019



CORPORATE ASSIGNMENT OF DEED OF TRUST

Klamath, Oregon

SELLER'S SERVICING #:*****8663 "RIKER"

MIN #: 100656400010997069 MERS Corporate Phone Number: 1-888-679-6377

Date of Assignment: February 7th, 2025

Assignor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED
NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS
SUCCESSORS AND ASSIGNS at P.O. BOX 2026, FLINT, MI 48501-2026
Assignee: NATIONSTAR MORTGAGE LLC at 8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

Executed By: JOAN RIKER AND JUSTINA GREEN AND MATTHEW GREEN, NOT AS TENANTS IN
COMMON BUT WITH RIGHT OF SURVIVORSHIP To: MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY
OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS
Date of Deed of Trust: 03/28/2022 Recorded: 03/31/2022 as Instrument No.: 2022-004140 In the County
of Klamath, State of Oregon.

Property Address: 1203 TAMERA DR, KLAMATH FALLS, OR 97603

MERS is appointed as the nominee for the Beneficiary to exercise the rights, duties and obligations of the
Beneficiary as Beneficiary may from time to time direct, including but not limited to appointing a successor
trustee, assigning, or releasing, in whole or in part the Security Instrument, foreclosing or directing the
trustee to institute foreclosure of the Security Instrument, or taking such other actions as Beneficiary may
deem necessary or appropriate under the Security Instrument.

The Beneficiary designates MERS as the nominee for the Beneficiary and any notice required by
applicable law or the Security Instrument to be served on the Beneficiary must also be served on MERS
as the designated nominee for Beneficiary.

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and
sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named
Assignee, the said Deed of Trust having an original principal sum of \$386,000.00 with interest, secured
thereby, and the full benefit of all the powers and of all the covenants and provisos therein contained, and
the said Assignor hereby grants and conveys unto the said Assignee, the Assignor's interest under the
Deed of Trust.

TO HAVE AND TO HOLD the said Deed of Trust, and the said property unto the said Assignee
forever, subject to the terms contained in said Deed of Trust. IN WITNESS WHEREOF, the assignor has
executed these presents the day and year first above written:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE
FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS
AND ASSIGNS
On February 7th, 2025

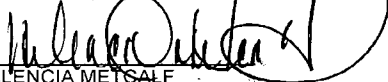
By: 
TSEDAL ALEMU, Vice-President

CORPORATE ASSIGNMENT OF DEED OF TRUST Page 2 of 2

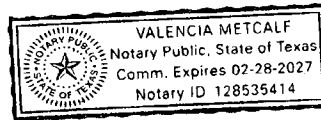
STATE OF Texas
COUNTY OF Dallas

On February 7th, 2025, before me, VALENCIA METCALF, a Notary Public in and for Dallas in the State of Texas, personally appeared TSEDALE ALEMU, Vice-President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, personally known to me 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, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,


VALENCIA METCALF

Notary Expires: 02/28/2027 #128535414



(This area for notarial seal)