

2025-001708

Klamath County, Oregon



00339439202500017080020028

03/10/2025 02:37:56 PM

Fee: \$92.00

**WHEN RECORDED, MAIL TO:**

Nationstar Mortgage LLC  
C/O Nationwide Title Clearing,  
LLC 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan Number 0751866906

**SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE**

MERS Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, Michigan, 48501-2026

WHEREAS, STEVEN K HEDLUND AND KAYLAN A HEDLUND whose address is 10135 MCGUIRE AVE KLAMATH FALLS, OR 97603-9560 was the original Trustor, AMERITITLE, LLC DBA AMERITITLE was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR FLAGSTAR BANK, N.A., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original beneficiary under that certain Deed of Trust dated 08/22/2023 in KLAMATH County, Oregon, under Recording # 2023-007276, recorded on 08/24/2023.

Property is commonly known as: 10135 MCGUIRE AVE, KLAMATH FALLS, OR 97603.

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 directs said **Dave Smith** to reconvey, without warranty, to the parties entitled thereto the estate now held by the Trustee under said Deed of Trust.

Dated on 2 / 26 / 2025 (MM/DD/YYYY)


MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FLAGSTAR BANK, N.A., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

By:   
Alan Baker VICE PRESIDENT

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 ☒ physical presence or ☐ online notarization on 2 / 26 / 2025 (MM/DD/YYYY), by Alan Baker as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FLAGSTAR BANK, N.A., 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.

  
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  
NSMRC 444059310 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MRC  
MIN 100052550595988121 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T262502-11:35:52 [C-2] RCNOR1

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\*D0111826636\*

Loan Number 0751866906

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.

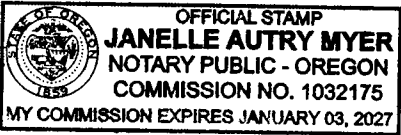
Dated on 03/05/2025 (MM/DD/YYYY)

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 03/05/2025 (MM/DD/YYYY) by Dave Smith.  
He/she/they is (are) personally known to me.

Notary Public - State of OREGON  
Commission Expires: 01-03-2027



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