2025-002180

Klamath County, Oregon

03/26/2025 01:00:01 PM Fee: \$87.00

Recording Requested By: WELLS FARGO BANK, N.A.

When Recorded Return To:

ASSIGNMENT TEAM WELLS FARGO BANK, N.A. MAC: N9162-01Z 1801 PARK VIEW DRIVE SHOREVIEW, MN 55126



CORPORATE ASSIGNMENT OF DEED OF TRUST

Klamath, Oregon
"MCMAHON"

MIN #: 100656400010766357 MERS Corporate Phone Number: 1-888-679-6377

Date of Assignment:

MAR 21 2025

Assignor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR AXIA FINANCIAL, LIMITED LIABILITY COMPANY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS at P.O. BOX 2026, FLINT, MI 48501-2026 Assignee: WELLS FARGO BANK, NA at 1 HOME CAMPUS, DES MOINES, IA 50328

Executed By: CRYSTAL I MCMAHON To: AXIA FINANCIAL, LIMITED LIABILITY COMPANY Date of Deed of Trust: 02/18/2021 Recorded: 02/22/2021 as Instrument No.: 2021-002664 In the County of Klamath, State of Oregon.

Property Address: 1949 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601

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 \$156,000.00 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, LIMITED LIABILITY COMPANY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

On MAR 2 1 2025

Xee Vana

Assistant Secretary

CORPORATE ASSIGNMENT OF DEED OF TRUST Page 2 of 2 STATE OF Minnesota COUNTY OF Ramsey 3/21/25 Hafsa Shakir _, before me, a Notary Public in and for Ramsey in the State of Minnesota, personally appeared Xee Vang Assistant Secretary, personally known to me (or proved to me on the basis of satisfactory evidence) 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, HAFSA SHAKIR NOTARY PUBLIC - MINNESOTA MY COMMISSION EXPIRES 01/31/28 Notary Expires: 01/31/28 (This area for notarial seal)

PREPARED BY: WELLS FARGO BANK, N.A.