

2025-002756

Klamath County, Oregon

04/16/2025 08:22:03 AM

Fee: \$82.00

OREGON

COUNTY OF KLAMATH

LOAN NO.: 0154920268



WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

DEED OF RECONVEYANCE

THE UNDERSIGNED, **FIRST AMERICAN TITLE INSURANCE COMPANY**, as Trustee, under that certain Deed of Trust dated **MARCH 11, 2024**, executed by **BRIAN C NOVICK AND AUBREY HANCOCK, AS TENANTS BY THE ENTIRETY**, Trustor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **CHURCHILL MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **MARCH 13, 2024** as Instrument No. **2024-001915** in the Records of the County Clerk's Office in and for the County of **KLAMATH**, State of **OREGON**.

LEGAL DESCRIPTION: AS DESCRIBED IN SAID DEED OF TRUST

PROPERTY ADDRESS: **1941 DEL MORO ST, KLAMATH FALLS, OREGON 97601-1804**

WHEREAS, having received from the holder of said Deed of Trust a written request to reconvey, stating that the indebtedness secured by said Deed of Trust has been paid in full. NOW THEREFORE, the Undersigned, as Trustee, pursuant to the written request of the Beneficiary, does hereby grant and reconvey, , without recourse, representation or warranty, expressed or implied, to the PERSONS LEGALLY ENTITLED THERETO all the estate and interest held by it, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this **APRIL 14, 2025**.

FIRST AMERICAN TITLE INSURANCE COMPANY


DANIEL FRONGNER, VICE PRESIDENT

STATE OF **IDAHO**

COUNTY OF **BONNEVILLE**) ss.

On **APRIL 14, 2025**, before me, **SIERRA C. PREATOR**, personally appeared **DANIEL FRONGNER** known to me to be the **VICE PRESIDENT** of **FIRST AMERICAN TITLE INSURANCE COMPANY** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


SIERRA C. PREATOR (COMMISSION EXP. 06/12/2029)

NOTARY PUBLIC

SIERRA C. PREATOR
Notary Public - State of Idaho
Commission Number 20232505
My Commission Expires Jun 12, 2029

POD: 20250328

FM8020113IM - LR - OR



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MIN: 100270480003890501

MERS PHONE: 1-888-679-6377