

2025-002953

Klamath County, Oregon

04/22/2025 08:35:01 AM

Fee: \$92.00

OREGON

COUNTY OF **KLAMATH**

LOAN NO.: **82890682**



WHEN RECORDED MAIL TO:

FIRST AMERICAN MORTGAGE SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402

PH. 208-528-9895

APPOINTMENT OF SUCCESSOR TRUSTEE AND DEED OF RECONVEYANCE

WHEREAS, the Undersigned, **USAA FEDERAL SAVINGS BANK** is the current beneficiary of that certain Deed of Trust dated **APRIL 20, 2005**, executed by **JAMES F. CALVERT AKA JAMES F. CALVERT JR. AND WENDY A. WARREN, HUSBAND AND WIFE**, Trustor, to **MICHAEL G. MAGNUS, ESQ.**, Original Trustee, for the benefit of **USAA FEDERAL SAVINGS BANK**, Original Beneficiary, and recorded on **MAY 25, 2005** in Book **M05** at Page **38153** 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: **4825 SUNSET RIDGE RD, KLAMATH FALLS, OREGON 97601**

WHEREAS, the Undersigned desires, to substitute a Trustee under said Deed of Trust, in the place and stead of the Current Trustee. NOW THEREFORE, the Undersigned does hereby appoint **FIRST AMERICAN TITLE INSURANCE COMPANY**, whose address is **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on **APRIL 18, 2025**.

USAA FEDERAL SAVINGS BANK

2585

JARED THOMAS PETT, VICE PRESIDENT

FIRST AMERICAN TITLE INSURANCE COMPANY, hereby accepts the appointment as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust described above. WHEREAS, having received from the above named current beneficiary a written request to reconvey, stating that the indebtedness has been paid in full and/or the purpose of the Deed of Trust has been fully satisfied. NOW THEREFORE, the Undersigned, as Successor Trustee, pursuant to the written request, 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 18, 2025**.

FIRST AMERICAN TITLE INSURANCE COMPANY

Sierra C. Preator

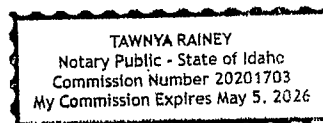
SIERRA C. PREATOR, VICE PRESIDENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

On **APRIL 18, 2025**, before me, **TAWNYA RAINEY**, personally appeared **JARED THOMAS PETT** known to me to be the **VICE PRESIDENT** of **USAA FEDERAL SAVINGS BANK** 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.

Tawnya Rainey

TAWNYA RAINEY (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC



POD: 20250408

UA8010819IM - LR - OR



STATE OF IDAHO

COUNTY OF BONNEVILLE) ss.

On APRIL 18, 2025, before me, KRISTIN H. CARL, personally appeared SIERRA C. PREATOR 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.


KRISTIN H. CARL (COMMISSION EXP. 05/05/2026)
NOTARY PUBLIC

