

2025-003671

Klamath County, Oregon

05/16/2025 08:27:02 AM

Fee: \$92.00

**OREGON**

COUNTY OF KLAMATH

LOAN NO.: 1241130265



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, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UNITED ALLIANCE MORTGAGE LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS is the current beneficiary of that certain Deed of Trust dated JUNE 14, 2024, executed by SPAYNE MARTINEZ, Trustor, to OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UNITED ALLIANCE MORTGAGE LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on JUNE 21, 2024 as Instrument No. 2024-004997 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: 281 HIGHWAY 422, CHILOQUIN, OREGON 97624

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 MAY 14, 2025.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UNITED ALLIANCE MORTGAGE LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

  
KATHERINE LARREA, 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 MAY 14, 2025.

FIRST AMERICAN TITLE INSURANCE COMPANY

  
DANIEL FRONGNER, VICE PRESIDENT

POD: 20250501

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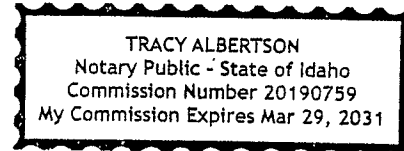
MIN: 101717024042268458

MERS PHONE: 1-888-679-6377

STATE OF IDAHO      COUNTY OF BONNEVILLE      ) ss.

On MAY 14, 2025, before me, TRACY ALBERTSON, personally appeared KATHERINE LARREA known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR UNITED ALLIANCE MORTGAGE LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS 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.

  
TRACY ALBERTSON (COMMISSION EXP. 03/29/2031)  
NOTARY PUBLIC



STATE OF IDAHO      COUNTY OF BONNEVILLE      ) ss.

On MAY 14, 2025, before me, DAWN GROVER, 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.

  
DAWN GROVER (COMMISSION EXP. 02/13/2027)  
NOTARY PUBLIC

