

2025-004019

Klamath County, Oregon

05/28/2025 10:58:02 AM

Fee: \$92.00

PREPARED BY:

BANK OF AMERICA, N.A.
C/O FirstKey Mortgage, LLC, 900 Third Avenue,
5th Floor, New York, NY 10022

WHEN RECORDED RETURN TO:

Grid151
401 Plymouth Road, Suite 500
Plymouth Meeting, PA 19462

ID: 866426

ALT ID: 870905698

UID: FK40-866426_1214_WC052325

Parcel #: 38080260000100000

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned, **BANK OF AMERICA, N.A.**, located at C/O FirstKey Mortgage, LLC, 900 Third Avenue, 5th Floor, New York, NY 10022, ("ASSIGNOR/GRANTOR"), hereby grants, conveys, assigns to: **FIRSTKEY MORTGAGE, LLC**, located at: 900 Third Avenue, 5th Floor, New York, NY 10022, ("ASSIGNEE/GRANTEE"), all beneficial interest under that certain **DEED OF TRUST**, dated **12/05/2006** and executed by **LARRY MILTON YOUNG AND MEREDITH ANNE YOUNG**, borrower(s) to: FIRST AMERICAN TITLE INSURANCE COMPANY as original trustee and **BANK OF AMERICA, N.A.**, as original lender, and certain instrument recorded 12/12/2006, in **INSTRUMENT: 2006-024607**, in the Official Records of **KLAMATH** County, the State of **Oregon**, given to secure a certain Promissory Note in the amount of **\$98,820.00** covering the property located at **LOT 30 RIDGEWATER, PHASE 1 WAY, KLAMATH FALLS, OR 97601**.

Legal Description:

See Exhibit A, Attached.

TOGETHER with the note or notes therein described and secured thereby, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Mortgage including the right to have reconveyed, in whole or in part, the real property described therein.

Dated: May 23, 2025

ASSIGNOR: BANK OF AMERICA, N.A.

By: FirstKey Mortgage, LLC, a Florida Limited Liability Company, its attorney-in-fact

By: _____

Name: Jordan Epstein

Title: Authorized Representative

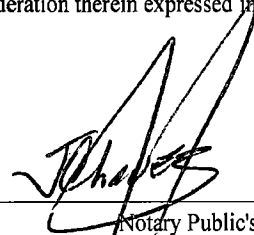
* Power of Attorney recorded in Maricopa County, AZ in
Instrument: 20190637583

State of: NEW YORK

County of: NEW YORK

Before me, Jose Chavez, duly commissioned Notary Public, on this day personally appeared **Jordan Epstein, Authorized Representative of FirstKey Mortgage, LLC, a Florida Limited Liability Company, attorney-in-fact for BANK OF AMERICA, N.A.,** known to me (or proved to me on the oath of _____ or through NJD-L) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed in his/her authorized capacity.

Given under my hand and seal of office this 23 day of May, 2025.



Notary Public's Signature

Printed Name: Jose Chavez

My Commission Expires: 01/03/2026

Property Address: LOT 30 RIDGEWATER, PHASE 1 WAY, KLAMATH FALLS, OR 97601

JOSE CHAVEZ
Notary Public, State of New York
Reg. No. 01CH6139294
Qualified in Westchester County
My Commission Expires Jan. 03, 2026

Exhibit A: Legal Description

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF KLAMATH AND STATE OF OREGON FREE OF ENCUMBRANCES EXCEPT AS SPECIFICALLY SET FORTH HEREIN: LOT 30, TRACT 1472, RIDGEWATER SUBDIVISION, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.