

2025-005776

Klamath County, Oregon

07/08/2025 08:11:02 AM

Fee: \$97.00

After recording return to:

Old Republic Title

P.O. Box 877

West Jordan, UT 84088-9998

Loan No: 1049182841

Request No: 193681

MERS MIN: 100853701049182842; MERS Phone: 888-679-6377



APPOINTMENT OF TRUST DEED SUCCESSOR TRUSTEE AND DEED OF FULL RECONVEYANCE

Reference is made to that trust deed dated 03/31/2022, among Robert Dwight Baumgart, Jr. and Michelle L. Baumgart, as tenants by the entirety, grantor(s), Fidelity National Title Company of Oregon, original trustee, and Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for loanDepot.com, LLC, a Delaware Limited Liability Company, beneficiary of the security instrument, its successors and assigns, which was recorded on 04/11/2022, as 2022-004531 in the official real property records of Klamath County, Oregon (the "Trust Deed").

The property is described as follows:

The South one-half of Lot 9 in Block 1 of Home Acres, according to the Official Plat thereof, on file in the office of the County Clerk of Klamath County, Oregon. Parcel ID: 525630

Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for loanDepot.com, LLC, a Delaware Limited Liability Company, beneficiary of the security instrument, its successors and assigns hereby appoints Old Republic National Title Insurance Company as the successor trustee under the Trust Deed.

IN WITNESS WHEREOF, the undersigned has executed this Appointment of Trust Deed Successor Trustee as of 07/03/2025.

**Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated
nominee for loanDepot.com, LLC, a Delaware Limited Liability Company,
beneficiary of the security instrument, its successors and assigns**

By: _____

Jessica Bartlett, Assistant Secretary

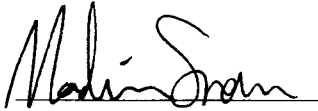
A handwritten signature in black ink, appearing to be 'J. Bartlett', written over a horizontal line.

STATE OF Utah)

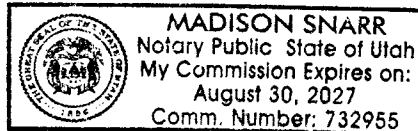
) SS
)

COUNTY OF Salt Lake

This record was acknowledged before me on 07/03/2025 by Jessica Bartlett as Assistant Secretary of Mortgage Electronic Registration Systems, Inc. ("MERS"), as designated nominee for loanDepot.com, LLC, a Delaware Limited Liability Company, beneficiary of the security instrument, its successors and assigns.



Notary Public: Madison Snarr
Commission Number: 732955
Commission Expires: 08/30/2027



The undersigned Successor Trustee under that certain Trust Deed described herein, together with all amendments and modifications thereto, conveying real property situated in Klamath County described herein, having received under said Trust Deed a written request to reconvey the interest provided by said deed, which request was approved by said grantor, does hereby reconvey, but without any covenant or warranty, express or implied, all the estate held by the undersigned, by virtue of the Trust Deed, in and to the property described herein.

IN WITNESS WHEREOF, the undersigned trustee has executed this Deed of Full Reconveyance as of 07/03/2025.

Old Republic National Title Insurance Company

By: _____

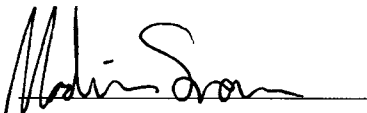
Jessica Bartlett, Assistant Vice President

STATE OF Utah)

) SS
)

COUNTY OF Salt Lake

This record was acknowledged before me on 07/03/2025 by Jessica Bartlett as Assistant Vice President of Old Republic National Title Insurance Company.



Notary Public: Madison Snarr
Commission Number: 732955
Commission Expires: 08/30/2027

