

2025-006222

Klamath County, Oregon

07/21/2025 08:31:02 AM

Fee: \$87.00

OREGON

COUNTY OF KLAMATH

LOAN NO.: 0156573628



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 **AUGUST 22, 2023**, executed by **JESSEE SEAMAN AND SHIONA SEAMAN, HUSBAND AND WIFE.**, Trustor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **AUGUST 22, 2023** as Instrument No. **2023-007194** 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: **10363 MCGUIRE AVE, KLAMATH FALLS, OREGON 97603**

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 **JULY 17, 2025**.

FIRST AMERICAN TITLE INSURANCE COMPANY

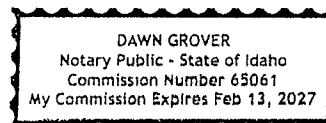

DANIEL FRONGNER, VICE PRESIDENT

STATE OF **IDAHO**

COUNTY OF **BONNEVILLE**) ss.

On **JULY 17, 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



POD: 20250702

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Page 1 of 1



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MERS PHONE: 1-888-679-6377