

2025-006694

Klamath County, Oregon

08/01/2025 08:43:01 AM

Fee: \$87.00

**OREGON**

COUNTY OF KLAMATH

LOAN NO.: 1910017080



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 **JULY 10, 2024**, executed by **L&L REAL ESTATE DEVELOPMENT LLC**, Trustor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **CITADEL SERVICING CORPORATION DBA ACRA LENDING, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **JULY 16, 2024** as Instrument No. **2024-006129** 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: **1209 CARLYLE STREET, KLAMATH FALLS, OR 97601**

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 30, 2025**.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**DANIEL FRONGNER, VICE PRESIDENT**

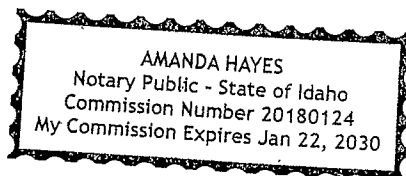
STATE OF **IDAHO**

COUNTY OF **BONNEVILLE** ) ss.

On **JULY 30, 2025**, before me, **AMANDA HAYES**, 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.

**AMANDA HAYES (COMMISSION EXP. 01/22/2030)**

NOTARY PUBLIC



POD: 20250714

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MERS PHONE: 1-888-679-6377