

2025-007071

Klamath County, Oregon



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08/13/2025 10:29:49 AM

Fee: \$97.00

**WHEN RECORDED, MAIL TO:**

LoanCare, LLC  
C/O Nationwide Title Clearing,  
LLC 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan Number 0065968455

PLS ID 211

Investor ID 6ES

**SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE**

WHEREAS, DAVID HIGGINBOTHAM AND SUSAN K WILSON whose address is 30631 BIG SPRINGS DR CHILOQUIN, OR 97624 was the original Trustor, FIDELITY NATIONAL TITLE COMPANY OF OREGON was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR NATIONS LENDING CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original beneficiary under that certain Deed of Trust dated 11/02/2023 in KLAMATH County, Oregon, under Recording # 2023-009702, recorded on 11/09/2023.

Property is commonly known as: 30631 BIG SPRINGS DRIVE, CHILOQUIN, OR 97624.

WHEREAS, the undersigned, acknowledging full payment of said Deed of Trust and debt, desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes **Dave Smith**, as Trustee under said Deed of Trust and directs said **Dave Smith** to reconvey, without warranty, to the parties entitled thereto the estate now held by the Trustee under said Deed of Trust.

Dated on 7/8 /2025 (MM/DD/YYYY)

NATIONS LENDING CORPORATION, by LOANCARE, LLC, its Attorney-in-Fact

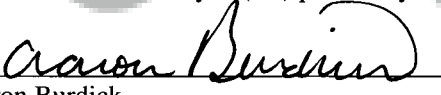
By: 

Alan Baker VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

**STATE OF FLORIDA COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 7/8 /2025 (MM/DD/YYYY), by Alan Baker as VICE PRESIDENT of LOANCARE, LLC as Attorney-in-Fact for NATIONS LENDING CORPORATION, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
Aaron Burdick  
Notary Public - STATE OF FLORIDA  
Commission Expires: 11/22/2028



AARON BURDICK  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMM# HH 606524  
EXPIRES: NOV 22, 2028

Document Prepared By: Jennifer Zak/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
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Loan Number 0065968455  
PLS ID 211  
Investor ID 6ES

Dave Smith whose address is 1754 Willamette Falls Dr. West Linn, OR 97068, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.


Dated on 07/15/2025 (MM/DD/YYYY)

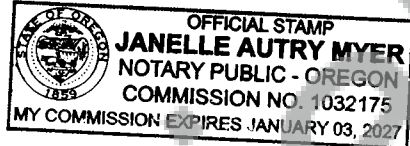
By: 

Dave Smith Trustee  
Whose address is: 1754 Willamette Falls Dr., West Linn, OR 97068

STATE OF OREGON COUNTY OF CLACKAMAS

This instrument was acknowledged before me on 07/15/2025 (MM/DD/YYYY) by Dave Smith.  
He/she/they is (are) personally known to me.

  
Notary Public - State of OREGON  
Commission Expires: 01.03.2027



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