

2025-007472
Klamath County, Oregon
08/22/2025 12:36:01 PM
Fee: \$97.00

RELEASE PREPARED BY AND
AFTER RECORDING RETURN TO:



DocSolutionUSA, LLC dba DocSolution, Inc.
2316 Southmore
Pasadena, TX 77502
713-941-4928
Aven/ROL
Loan #: 551095-ER



STATE OF OREGON
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

COASTAL COMMUNITY BANK, the current holder of the obligations secured by that certain Deed of Trust, described below does hereby substitute Kevin P Moran, Attorney at Law, whose address is 9057 Washington Avenue NW, Silverdale, WA 98383 as trustee in lieu of the named Trustee under said Deed of Trust. Kevin P. Moran hereby accepts said appointment as Trustee under said Deed of Trust and, as Successor Trustee, pursuant to the request of said Owner and Holder, does hereby reconvey without warranty to the person(s) legally entitled thereto, all estate now held by it under said Deed of Trust.

Trustor: THOMAS MCMASTER
Original Trustee: FIRST AMERICAN TITLE COMPANY
Original Beneficiary: COASTAL COMMUNITY BANK

Dated: 9/25/2023
Amount: \$41,500.00
Recorded: 9/28/2023 in KLAMATH County, State of Oregon and as Instrument or Auditor No. 2023-008440

DATE: 20 day of Aug, 2025

COASTAL COMMUNITY BANK by and through its attorney in fact DocSolutionUSA, LLC dba DocSolution, Inc

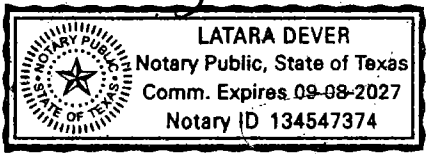
NAME: LISA KING
TITLE: VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared LISA KING, VICE PRESIDENT, known to me (or proved to me on the oath of _____), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said DocSolutionUSA, LLC dba DocSolution, Inc as attorney in fact for COASTAL COMMUNITY BANK, a corporation, and that he/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 20 day of Aug, A.D. 2025

NOTARY PUBLIC, STATE OF TEXAS
NOTARY PRINTED NAME: Latara Dever



Holder's Address: c/o Aven Financial, Inc., 910 Campisi Way, Suite D2, Campbell, CA 95008
Mortgage Funding date 9/25/2023 in the amount of 41500.0000
Property Address: 435 JEFFERSON ST, KLAMATH FALLS, OR 97601

TSI #: R465161G

1672254

Loan #: 551095

Kevin P. Moran, Attorney at Law



Kevin P. Moran
Attorney at Law (Successor Trustee)

State of Washington
County of Kitsap

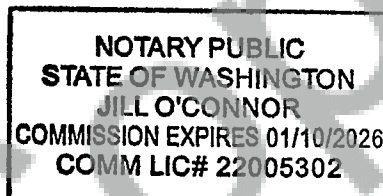
On 8/20/2025, before me, JILL O'CONNOR, a Notary Public qualified for said County, personally came Kevin P. Moran, Attorney at Law known to be the identical person who executed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal,



JILL O'CONNOR
Notary Public in and for the State of Washington

Commission Lic# 22005302
Commission Expires# 01/10/2026



DocSolutionUSA, LLC, d/b/a DocSolution, Inc., did not prepare a title search of the Property described in the document below. The Preparer of this document makes no representation as to the status and validity of, including, but not limited to, the title, loan history, boundary survey, property use, or zoning regulations of the Property assigned, transferred, conveyed, released, or any other disposition of the Property. Information herein was provided to the Preparer by Grantor/Grantee and / or their Agent and prepared according to their request.