

2025-007814

Klamath County, Oregon

09/03/2025 08:24:02 AM

Fee: \$87.00

OREGON

COUNTY OF KLAMATH

LOAN NO.: 3502691586



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**, as Trustee, under that certain Deed of Trust dated **APRIL 10, 2022**, executed by **GARY WAGNER AND CALINA WAGNER, HUSBAND AND WIFE**, Trustor(s), to **FIRST AMERICAN TITLE**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED **NOMINEE FOR ROCKET MORTGAGE, LLC, FKA QUICKEN LOANS, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **APRIL 14, 2022** as Instrument No. **2022-004772** 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: **2224 KIMBERLY DR, KLAMATH FALLS, OREGON 97603-5300**

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 **AUGUST 29, 2025**.

FIRST AMERICAN TITLE

SIERRA C. PREATOR, VICE PRESIDENT

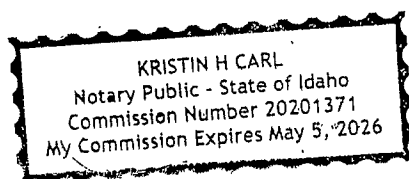
STATE OF **IDAHO**

COUNTY OF **BONNEVILLE**) ss.

On **AUGUST 29, 2025**, before me, **KRISTIN H. CARL**, personally appeared **SIERRA C. PREATOR** known to me to be the **VICE PRESIDENT** of **FIRST AMERICAN TITLE** 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.

KRISTIN H. CARL (COMMISSION EXP. 05/05/2026)

NOTARY PUBLIC



POD: 20250821

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MIN: 100039035026915867

MERS PHONE: 1-888-679-6377