

2025-007896

Klamath County, Oregon

09/05/2025 08:36:02 AM

Fee: \$97.00

OREGON

COUNTY OF KLAMATH

LOAN NO.: 1006582307



WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

APPOINTMENT OF SUCCESSOR TRUSTEE AND DEED OF RECONVEYANCE

WHEREAS, the Undersigned, **PACIFIC CREST FEDERAL CREDIT UNION** is the current beneficiary of that certain Deed of Trust dated **SEPTEMBER 10, 2021**, executed by **SERGIO ARIAS ESPARZA AND ROSA E ARIAS, AS TENANTS BY THE ENTIRETY**, Trustor, to **AMERITITLE**, Original Trustee, for the benefit of **PACIFIC CREST FEDERAL CREDIT UNION**, Original Beneficiary, and recorded on **SEPTEMBER 15, 2021** as Instrument No. **2021-013978** 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: **4515 AVALON PL, KLAMATH FALLS, OR 97603**

WHEREAS, the Undersigned desires, to substitute a Trustee under said Deed of Trust, in the place and stead of the Current Trustee. NOW THEREFORE, the Undersigned does hereby appoint **FIRST AMERICAN TITLE INSURANCE COMPANY**, whose address is **1 FIRST AMERICAN WAY, SANTA ANA, CA 92707**, as Trustee under said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on 8/27/2025

TRUHOME SOLUTIONS, LLC, A LIMITED LIABILITY COMPANY, AN AUTHORIZED AGENT FOR PACIFIC CREST FEDERAL CREDIT UNION


TONY GANDINI, ASSISTANT SECRETARY AND VICE PRESIDENT

FIRST AMERICAN TITLE INSURANCE COMPANY, hereby accepts the appointment as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust described above. WHEREAS, having received from the above named current beneficiary a written request to reconvey, stating that the indebtedness has been paid in full and/or the purpose of the Deed of Trust has been fully satisfied. NOW THEREFORE, the Undersigned, as Successor Trustee, pursuant to the written request, 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 SEP 02 2025

FIRST AMERICAN TITLE INSURANCE COMPANY


DANIEL FRONGNER, VICE PRESIDENT

POD: 20250714

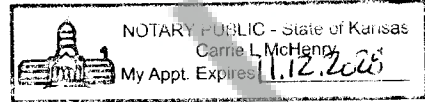
TS8052616IM - LR - OR



STATE OF Kansas COUNTY OF Johnson) ss.

On 8/27/2025, before me, Carrie L McHenry, personally appeared **TONY GANDINI** known to me to be the **ASSISTANT SECRETARY AND VICE PRESIDENT** of **TRUHOME SOLUTIONS, LLC, A LIMITED LIABILITY COMPANY, AN AUTHORIZED AGENT FOR PACIFIC CREST FEDERAL CREDIT UNION** 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.

Carrie L McHenry (COMMISSION EXP. 11/12/2028)
NOTARY PUBLIC



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On SEP 02 2025, before me, **SIERRA C. PREATOR**, 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.

Sierra C. Preator
SIERRA C. PREATOR (COMMISSION EXP. 06/12/2029)
NOTARY PUBLIC

